



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10400 98 Street  
Fairview, Alberta

MLS # A2257706



**\$149,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMHS
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Separate Entrance, Skylight(s)		

**Inclusions:** Shed

Well-Maintained 3-Bedroom, 2-Bath Home &ndash; No Lot Fees! Enjoy the benefits of land ownership with this bright and spacious home&mdash;no lot fees, and county taxes are only \$92/month! Perfect for retirees or young families, this property offers comfortable, low-maintenance living with modern updates throughout. Inside, you&rsquo;ll find an inviting open-concept layout featuring a large eat-in kitchen with abundant cabinetry and brand-new stainless steel appliances. The master suite includes a full ensuite bath, while two additional bedrooms and a second full bathroom provide space for the whole family. Main floor laundry adds everyday convenience. Recent upgrades include new lighting fixtures, updated skirting with insulation (2022), a new deck, and a new storage shed (2025). Outside, enjoy the partially fenced yard for added privacy, along with a spacious double parking pad. The home&rsquo;s front views are completely unobstructed with no neighbors directly across. This home has been meticulously cared for and is in excellent condition&mdash;ready for its next owner to move in and enjoy.