



GRASSROOTS
REALTY GROUP

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

4115 Twp Rd 40-0
Rural Lacombe County, Alberta

MLS # A2258157



\$89,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Park Model		
Size:	954 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Electric, Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Metal, Rubber	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	-
Foundation:	Block, Wood	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters		

Inclusions: bedroom storage

Great opportunity to own a quiet country retreat! This well-maintained 2-bedroom home is cute, cozy, and full of charm. The open-concept main living area features vaulted ceilings, a skylight that brightens the kitchen, granite countertops, a corner pantry, and large windows in the living room. The spacious primary bedroom offers dual closets, while the second bedroom (or flex space) includes laundry with a stacked washer/dryer and no closet. A 3-piece bathroom completes the interior. Outside, enjoy a private backyard with a fire pit and a large gravel parking pad in front. Located on paved Rainy Creek Hwy—ideal for easy commuting east or west. Lot is rented at \$500/month (includes water & sewer). Landowner approval required.