



GRASSROOTS
REALTY GROUP

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**13 East Loop
Joffre, Alberta**

MLS # A2260455



\$79,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,152 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	Wood
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Shed, Single Garage in rear

Great mobile in a well managed Park. This 1152sq ft mobile has the bonus of 2 additions. One 14' x 12' addition gives you extra entry space for all the extras. The second addition 14' x 40' at the rear of the mobile adds a large recreation room, extra bedroom and extra 4pc bathroom. The main living area of the mobile has been undergoing renovations. The refinished kitchen is bright and spacious with lots of cupboards and stone countertops. Large living room and down the hall to find your master bedroom with walk in closet, 2 other bedrooms and the main 4 pc bathroom. Stacking washer / dryer are conveniently located in the main hall. Out the back door brings you onto the rear deck where you have a hot tub (as is), and a large yard. There is a 22' x 12'4" single garage in the rear yard to store your treasures or use as a work shop. Lot rent includes water, sewer and garbage removal.