



GRASSROOTS
REALTY GROUP

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**20 Auttreux Drive
Whitecourt, Alberta**

MLS # A2261876



\$276,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

"2016 HOME AND 30'X22' GARAGE !!!!!" This home offers 3 bedrooms, 2 full bathrooms , beautiful kitchen with large island with power and plenty of cabinets, huge living room and separate laundry room. Chocolate brown cabinets blend well with the large windows complimentary countertops. The large Primary bedroom is on one end of this home and has its own 4 piece bathroom with garden tub and separate shower. The other 2 roomy bedrooms are on the other end of this home as well as the second full 4 piece bathroom. Kitchen , living room and dining area make up the midsection of this home and are open to each other with patio doors in the living room leading onto a huge 42'x10' deck. Also on the property is a 30'x 22' detached garage with plenty of room for your vehicle and work area. The lot is nicely landscaped with mature fruit trees. All appliances will be staying with this package . This property would make an ideal first home for those just starting out , ideal for those looking to downsize, decent investment as a rental property and ideal for a roommate situation with 2 separate front entrances . Home is move-in ready .