



**GRASSROOTS**  
REALTY GROUP

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26, 501 School Road  
Trochu, Alberta

MLS # A2262152



**\$67,000**

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	955 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	-		

Inclusions: n/a

Move in Ready, 3 bedroom 1 bath mobile with many upgrades in the recent 2 years, many this summer, on a rented lot. Home features a bright and functional layout with a spacious living area, refreshed finishes, and a simple kitchen with a bright dining room, a larger primary and 2 more bedrooms of a comfortable size, and the full bathroom has recent updates. Other upgrades include but are not limited to brand new skirting, new front stairs and lighting and the underbelly has been secured and refreshed with extra insulation, this September, new flooring throughout recently. This mobile is situated in the Trochu Mobile home park, with a very reasonable \$330.00 a month lot lease, that covers water, sewer and garbage pick up, within walking distance to the local school, arena, pool, and downtown core as well as the local arboretum and numerous beautiful walking trails.