



**GRASSROOTS**  
REALTY GROUP

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**422 Homestead Trail SE  
High River, Alberta**

**MLS # A2265914**



**\$149,900**

<b>Division:</b>	Southeast Central High River		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Lawn and garden tractor in shed. Has not been ran for a while, we were told it ran well. Kubota . 3 good sized sheds for storage.

"Motivated seller!!" New price !! Welcome to High Rivers Adult mobile home park !! This home is 1217 sq ft and pretty much full length summer enclosed room PLUS 2 out door decks !! 3 storage sheds, in which one of them could become a work shop with the size in mind. Mobile is located backing to green space for complete privacy, and has a huge yard with large spruce trees .. Very private and a lot of space to enjoy !! 3 bedrooms , 2 full baths. One bedroom works well as an office or den. Open vault ceilings , lots of space for storage. The flooring needs replaced and the stove is a possible replace as well. ( one of the burners has something burned on to that owner has not been able to remove) Really a nice location for you will notice when you drive up. Drive in your drive way, park and head out into the private yard !! Adult park , so buyer must have approval form Park manager prior to purchase. Lovely neighborhood with a great community feel for the plus 50 's !!