



GRASSROOTS
REALTY GROUP

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**5233 47 Street
Camrose, Alberta**

MLS # A2267182



\$199,000

Division:	Sparling		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	MH
Foundation:	Block, Wood	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Vinyl Windows		

Inclusions: N/A

Affordable and close to two schools, this 3-bedroom, 2 bath mobile sits on its own lot! This 1993 mobile is situated on a 40x140 lot with tons of parking and space for the kids. As you walk in, you'll find two well sized bedrooms on the west end of the home along with a four-piece bathroom. Central to the home is a large living room with and a spacious open kitchen with eating area that boasts lots of cupboard and counter space. Further down the hallway there is a separate laundry room with space for a freezer or storage. Capping off the home is a large primary bedroom with its own four piece en-suite. Completing the home is a north facing 10x16 deck and a spacious back yard with a small shed for storage of your lawn mower and other yard equipment. This turnkey home is ready for you and your family.