



**GRASSROOTS**  
REALTY GROUP

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**1 Appaloosa Way  
Fort Macleod, Alberta**

**MLS # A2270758**



**\$208,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Blinds, Electric Awning on Deck, 2 Sheds, 1 Workshop.

Ready to downsize but don't want to give up your outdoor oasis? Welcome to 1 Appaloosa Way in the sought after community of Macleod Meadows! This perfectly maintained, two bedroom, two full bathroom, 1200sf home with a 12 x 16 insulated, wired workshop might be just what you've been dreaming of! Enjoy one level living at its finest in your spacious, open concept living, dining and kitchen area, with ample space to hang out with your family members or entertain guests. There's even room for your dining room table and six or so chairs - without having to rearrange the whole house to seat everyone! The large U-shaped kitchen is made for real-life chefs, with counters, cupboard and pantry space galore, as well as a skylight overhead for lots of natural light while you whip up your gourmet creations in your high-tech gas oven. Down the hall, you'll find your laundry room with easy access to your private deck and yard, as well as a bedroom and three-piece bathroom. At the end of the hall, waits your owner's sanctuary, complete a large ensuite bathroom, an XL soaker tub and huge walk-in closet. Outside, the yard features low maintenance landscaping with just enough grass out front to keep that green lawn A+ ranking you've prided yourself on over the years. In the back yard, enjoy all of your favourite seasonal flowers on your large south facing deck - complete with an electric awning for a bit of shade during the dog days of summer. Plus, there are two sheds behind the home to store all the outdoor extras you've accumulated. This home is located in Macleod Meadows Manufactured Home Community, close to shopping, the Health Centre, the Oldman River and all that vibrant town of Fort Macleod has to offer. Lot rent includes sewer, garbage and recycling pick up. Pets are welcome, but require Park approval. Quick

possession is possible, so call your favourite REALTOR® to view this property today!