



**GRASSROOTS**  
REALTY GROUP

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5234 48 Street  
Mayerthorpe, Alberta

MLS # A2271077



**\$135,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | NONE                               |        |                   |
| Type:     | Residential/Manufactured House     |        |                   |
| Style:    | Mobile Home-Double Wide            |        |                   |
| Size:     | 1,344 sq.ft.                       | Age:   | 1978 (48 yrs old) |
| Beds:     | 3                                  | Baths: | 2                 |
| Garage:   | Off Street, Single Garage Detached |        |                   |
| Lot Size: | 0.14 Acre                          |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard   |        |                   |

|             |                            |            |                         |
|-------------|----------------------------|------------|-------------------------|
| Heating:    | Forced Air, Natural Gas    | Water:     | -                       |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -                       |
| Roof:       | Metal                      | Condo Fee: | -                       |
| Basement:   | None                       | LLD:       | -                       |
| Exterior:   | Aluminum Siding            | Zoning:    | (RMHS) M.H. Subdivision |
| Foundation: | Wood                       | Utilities: | -                       |
| Features:   | Ceiling Fan(s)             |            |                         |

Inclusions: N/A

The side entrance provides an unheated space perfect for storing gear or serving as a mudroom to hang jackets. This home offers 3 comfortable bedrooms and 2 full baths. Step on in and you'll find the living room that flows into the dining area, featuring a cozy pellet stove for supplemental heat and ambiance during the colder months. The kitchen comes complete with all appliances and more room for a breakfast table. While the bedrooms offer plenty of storage, including a walk-in closet in the primary bedroom with a 3 piece ensuite. The walk-through laundry room also acts as a convenient back entry. Some updates such as the metal roof is approximately 10 years old, the hot water tank is about 5 years old, and the furnace was replaced around 2008. Out back, you'll appreciate the fenced yard with mature trees, along with the 16' x 24' detached garage accessed from the back alley, making parking a breeze. The home currently sits on wood blocks, and with possession available in December, you can be settled before winter truly hits. Come take a look and make this home yours!