



GRASSROOTS
REALTY GROUP

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404 10 st
Fort Macleod, Alberta

MLS # A2276477

\$152,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,054 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R-MH
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Lawn mower and everything left in shed, curtains and curtain rods

Well maintained 3 bedroom, 1 bathroom mobile home offering excellent value and space. This home is in great shape for its age and features newer windows throughout, with the exception of the front window and porch window also new exterior doors. Recent updates include a 1 year old gas hot water tank and a furnace with new motor and components, and a newer roof (approximately 5 years old), providing added peace of mind. The home also includes a newer washer and dryer. Situated on a full sized 66 x 99 lot, the property offers plenty of space to build a deck and customize the yard to suit your needs and includes two storage sheds for added convenience. A new park is currently being developed behind the property in phases and will include an outdoor skating rink in the winter, adding future recreational value just steps from home.