



**404 10 st**  
**Fort Macleod, Alberta**

**MLS # A2276477**

**\$152,000**



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

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