



**21, 4028 Highway 11  
Rural Lacombe County, Alberta**

**MLS # A2278059**



**\$229,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	3
<b>Foundation:</b>	Other, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s), Overhead Garage Heater, Shed(s), As Is Where Is

This 1990 mobile home offers approx 1,152 square feet of living space with 3 bedrooms and 1.5 bathrooms, sitting on a generous 14,375 sq ft lot. The double detached garage is heated and includes a workshop area, perfect for projects, storage, or hobby use. You'll also find room to park an RV or trailer with ease. The home is serviced by a private well, septic tank, and field system. It does need work and finishing touches, but the potential is real for the right buyer looking to build equity or invest. Located in Hespero, just a 35-minute drive to Red Deer, this property delivers space, utility, and rural privacy with town access nearby.