



GRASSROOTS
REALTY GROUP

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21, 4028 Highway 11
Rural Lacombe County, Alberta

MLS # A2278059



\$229,900

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

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