



**10405 99 Street  
Fairview, Alberta**

**MLS # A2284866**



**\$129,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** 2 Sheds and gazebo

Low Maintenance and Effortless Living! This charming 3-bedroom, 2-full-bathroom mobile home in the peaceful town of Fairview is functional and flowing, with a layout designed for comfort and convenience. The spacious master bedroom offers a peaceful retreat with its attached full bath ensuite, providing a private sanctuary within your home. The sizable eat-in kitchen is perfect for both casual meals and entertaining, boasting abundant cabinet space, a pantry, and a skylight that fills the room with natural light. The French door access to the large deck creates a seamless indoor-outdoor living experience. Desirable main floor laundry adds to the convenience of this home, ensuring that daily chores are a breeze. Fully landscaped and a well-cared-for deck provides a perfect space for relaxation and outdoor dining. Enjoy the manicured walkway and staircases leading to both entrances, adding to the home's charm and accessibility. Recent updates include brand new hot water tank, new shingles and a chimney. Additional features include a generously sized double parking pad, ample space for RV parking, and two 8x10 sheds for all your storage needs. A great opportunity for first time home owners, retirees & investors to make this delightful property your next investment. Call today to book your showing! The Price includes the trailer and lot... **THERE ARE NO LOT FEES!!**