



GRASSROOTS
REALTY GROUP

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11002 102 Avenue
Rural Mackenzie County, Alberta

MLS # A2285129



\$330,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	1 and Half Storey		
Size:	1,571 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Few Trees, Front Yard, Private		

Heating:	Central, Natural Gas	Water:	Co-operative
Floors:	Vinyl	Sewer:	Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	9-106-15-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Block	Utilities:	-
Features:	Pantry		

Inclusions: none

Welcome to this spacious 4 bedroom, 2 bathroom mobile home with a 16x22 addition, perfectly set on a quiet corner lot. This home offers plenty of room inside and out, featuring a large covered deck, ideal for summer barbecues, hosting friends, or simply relaxing in the shade. The yard is fully fenced and beautifully landscaped with a fish pond, mature trees, and green space for kids or pets to play. An insulated shed adds extra storage and can easily be converted into a heated workshop with just a heating source. Inside, the kitchen is warm and functional with rich wood cabinetry, ample counter space, and updated appliances. The open layout flows seamlessly into the living spaces, while the 2012 renovations add peace of mind and modern comfort. With an appraised price of \$343,000, this property delivers value, privacy, and a lifestyle ready for both relaxation and entertaining. Conveniently located on a quiet street in a family-friendly neighbourhood, this home combines comfort and charm with practical upgrades.