



**#5, 5853 4 Street W
Claresholm, Alberta**

MLS # A2290531

\$63,500



Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	881 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island		

Inclusions: Garden shed

You are invited to have a look at the reimagination of #5 in the Claresholm Mobile Home Park; from the floor up this 1976 property has been repaired and brought into the 21st century. Your first steps up into the enclosed deck area show you a lovely entertaining space and the south wall can be slid open to enjoy the whole deck. A great place for an afternoon gathering or morning coffee. The open concept living room, dining and kitchen area is spacious and welcoming with new paint, curtains, an island, and numerous upgrades. The modern rustic tones and décor lends itself to a variety of decorating options. Down the hall two very small bedrooms have been converted into a multi purpose space with room for a spare bed, exercise equipment or perhaps a crafting area. The bathroom/laundry has been redone totally into a bright useful space. In the roomy primary bedroom there are two closets, small office area. The large, shed w/power is a great place to putter with ample room for storage. Perennials add to the yards appeal and there is room enough beside the shed for a small RV, boat or another vehicle. Please see the supplements for a list of all the renovations and upgrades. Monthly pad fee is \$510