



**#4 1 Street E
Oyen, Alberta**

MLS # A2296430



\$57,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,140 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Aluminum Siding	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

This well maintained 14' x 70' mobile home sits on a leased lot with an affordable lot fee of just \$400/month, providing an affordable ownership option. Inside, you'll find a bright open concept kitchen and living area, complemented by updated laminate flooring and plenty of cabinet storage. The home features 2 bedrooms with built in storage and 1 full bathroom with a stand-up shower and a newly installed toilet. Updates including new insulated 5' walls, vinyl frame windows, updated exterior doors, and a durable metal roof. The home is set on blocks with a fully attached undercarriage and insulation, and heat-taped water lines provide peace of mind during colder months. Step outside to enjoy a spacious 10' x 20' covered deck and a fully fenced yard, ideal for relaxing or entertaining. There's also an attached storage shed and a heated porch with additional storage space, offering plenty of room for all your needs. The home includes a hot water tank installed in 2016, along with newer appliances including a refrigerator, stove, dishwasher, and washer. This mobile home offers great value with updates throughout. Contact your local Realtor to book a showing today!