



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**35, 103 Street Fairview Mobile Home Park
Fairview, Alberta**

MLS # A2077111

\$80,000



Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,488 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed, See Remarks, Vinyl Siding	Zoning:	-
Foundation:	Block, Combination	Utilities:	-
Features:	-		

Inclusions: Mobile Home - 1982 ATCO Serial #4668294242 with Addition, All Fencing, 16 ft. x 24 ft. Heated Shop/Shed with GDO on skids, Deck with Railing, Patio, Steps, Window Coverings

~New Price \$80,000.00~ What a Pleasant Surprise when entering this 1982 – (1488 sq ft +/-) Mobile (rented Lot)! The Welcoming Entrance leads to the Cheerful Kitchen Eating area where you are joined with the view of the Living Room. The Main Floor also hosts a Spacious Full Bath, Laundry Room, 2 Bedrooms (1 being the Primary Bedroom). Lower Level (Addition) has 2 Good Sized Bedrooms and a Flex Area leading to the backyard. Backyard is Fenced Boasting a Patio, Storage Shed (11 x 13 +/-) connected to a Workshop (24 x 17.66 +/-) with own Electrical, Overhead Door, Propane Heat. Book your Private Viewing today! Notes: 2023 Property Taxes \$905.24; Average Power and Gas \$268.00 per month; Water: Individual; Lease: \$400.00 monthly Updates: 2015- Windows, 2021 Hot Water Tank; Shingles; 2022 – Flooring (entrance, kitchen), Paint, Plumbing (Kitchen and Bathroom), Addition (Lifted and Adjusted Professionally)