



GRASSROOTS
REALTY GROUP

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

**11 Mackenzie Drive
Sedgewick, Alberta**

MLS # A2122732



\$64,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,134 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist	Zoning:	R2
Foundation:	Block, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: SHED

Affordability and amazing location all in one! This mobile home sits on it's own fenced lot - no park fees, in the thriving community of Sedgewick! Backing onto green space gives you lots of yard space while living in town! Some renovations have been done in the last 10-12 years including windows, siding, and air conditioning units. There is plenty of space to build a dream garage on this large lot if you are looking for covered parking! The home has 3 bedrooms, 1 full bathroom, and over 1000 square feet of living space! Sedgewick has lots to offer including a K-12 School, Walking Trails, a Dog Park, a Campground with a wading pool and splash park, a Recreation Center with an ice rink, a curling rink, and bowling, Downtown features many businesses including banks, a grocery store, dining options and more! Don't miss out on your chance to become a homeowner!