



GRASSROOTS
REALTY GROUP

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**509 2 Avenue Crescent
Wainwright, Alberta**

MLS # A2127865



\$159,000

Division:	Wainwright		
Type:	Residential/Manufactured House		
Style:	Mobile Home		
Size:	912 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions:	N/A
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Nestled in a serene setting, this meticulously maintained 912 sq. ft. manufactured home offers cozy living. With a fully fenced yard, it provides privacy and security. Inside, discover 3 inviting bedrooms, alongside a newly renovated bathroom/laundry room, blending convenience and style. The spacious kitchen and living room areas create an ideal space for relaxation and gatherings. Embrace comfort and functionality in this charming abode, perfect for those seeking a peaceful retreat. Owner willing to supply recent property inspection to potential buyer.