



GRASSROOTS
REALTY GROUP

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5308 46 Street
Whitecourt, Alberta

MLS # A2157245



\$110,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R-MHS Manuf. Home/Site Bu
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: None

Are you looking to get out of your rental or move out on your own? Then this is the perfect home for you! With 3 bedrooms it gives you the opportunity to rent out a room and build equity in a home. This home has plenty of room and lots of natural light with a large kitchen and dining area, a 4pc bathroom, 5pc ensuite, 3 bedrooms, a spacious living room, and its own laundry. Outside you will find a fully fenced yard with mature trees and a deck that allows you to entertain your family and friends. Located within walking distance of shopping and schools this is a must-see!