



**S-16 1st Street West  
Whitelaw, Alberta**

**MLS # A2182110**



**\$124,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Garden, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Mixed, Vinyl Siding	<b>Zoning:</b>	HR
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Soaking Tub		

**Inclusions:** Wood Stove, Storage Shed with Lean-to and Storage, Dog Kennel, 1999 Manufactured Home "SOLD AS IS WHERE IS; NO GUARANTEES NOR WARRANTIES"

Retiring? Starting a Family? First Home? One Level Living! Check out this AFFORDABLE .36 Acre Parcel in Whitelaw Alberta. Offering a Comfortable 1999 Mobile 3 Bedroom home, 2 Baths, Easy Working Kitchen, Main Floor Laundry. This is a Considerable Sized Yard, consisting of 3 lots; Landscaped, Productive Garden, (also Saskatoons, Raspberries, Asparagus), Work Shed (16 ft.7inches x 8ft. - on skids - 7 ft x 8 ft added Cold Storage and Wood Storage), Dog Kennel, Gravel Driveway with Ample Parking! Call for a viewing Today and Let's Get you Settled into Your New Home! More photos to follow. Notes: Kitchen Stove 2021, Washer and Dryer (with Storage) 2020, Furnace 1999 (Maintained), Hot Water Tank Installed 2021, Shingles 2019, Mobile Anchored. Average Power \$268.00; Average Gas \$130.00; 2024 Property Taxes for Lots 12 and 13 - \$75.42 - Lot 11 - \$684.20 Totally \$759.62. "SOLD AS IS WHERE IS; NO GUARANTEES NOR WARRANTIES"