



GRASSROOTS
REALTY GROUP

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**S-16 and S-14 -1st Street West
Whitelaw, Alberta**

MLS # A2182110



\$115,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.38 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, See Remarks		

Heating:	Forced Air, Natural Gas, See Remarks, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Mixed, Vinyl Siding	Zoning:	HR
Foundation:	Block, Wood	Utilities:	-
Features:	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"

MOTIVATED SELLER ~ NEW PRICE \$115,000.00 ! 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"