



GRASSROOTS
REALTY GROUP

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**74031B Southshore Drive E
Widewater, Alberta**

MLS # A2186424



\$689,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	1,374 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Triple Garage Detached		
Lot Size:	1.81 Acres		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding	Zoning:	HR
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Sheds

WOW!! If you are looking for a shop that has all the bells and whistles, this 40' X 70' shop with Engineered Floating Pad, 2- 16' overhead doors with new openers, Radiant Heat with New Igniters and Blowers and a Newer Tin Roof.... This is a must to view!! The Mobile Home features a Country Style Kitchen with a sky light for natural light, lots of cabinets, built-in China Cabinet and a nice size dining area. The living room features a gas fireplace. 3 nice size bedrooms, the primary has a spacious closet and boasts a 4-pc ensuite with a jacuzzi tub. The Addition has a Gas Stove, Storage Space and Office Area. Upgrades include New Washer 2 years, New Furnace 2 Years, New HWT 4 Years, New Shingles 5 Years. This Home is equipped with Central Air for those hot days and a Generac Generator ready to go when the Power goes down. Nicely Located in Widewater right off the Paved Road on a 1.81 Acre lot with a Meticulously Groomed Yard with a South facing Patio and Raised Garden Boxes!!