



**GRASSROOTS**  
REALTY GROUP

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**103 3 Avenue N**  
**Marwayne, Alberta**

**MLS # A2193081**



**\$149,999**

<b>Division:</b>	Marwayne		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Range Hood (not working) & Dishwasher (not working)

Enjoy life in the small town of Marwayne, Alberta. You are sure to fall in love with this 3-bed, 2-bath mobile home (2007) located in the community of Marwayne within walking distance of the K-12 school, park, grocery store and ball diamonds. It's a perfect home for all ages including first-time home buyers, buyers looking for a place to retire, buyers looking for a home in which to grow their family or buyers looking for an investment property. The appealing features of the mobile include the centrally located kitchen/dining/living room, the kitchen skylight and the vaulted ceilings. The property has a great layout with the primary bedroom and 4-pc ensuite at one end of the home and two bedrooms and the main 4-pc bathroom at the other end. The laundry is conveniently located by the side door. The area around the home is fully fenced which is great for pets and having the kids play in the yard when you are running the barbeque on the deck. The large back yard has back-alley access, lots of space for a garden and room for parking vehicles including the boat and the RV. Plus, there is a 12 ft X 10 ft shed that is serviced with power. This home is on owned and titled land. NO Lot fees. Call to view this great property.