



GRASSROOTS
REALTY GROUP

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220 1 Avenue SE
Youngstown, Alberta

MLS # A2196605



\$99,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home		
Size:	924 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.72 Acre		
Lot Feat:	Cleared, Corner Lot, Open Lot		

Heating:	Heat Pump, Propane	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar, Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

This well-maintained, easy-to-care-for older mobile home features 2 bedrooms and 1 bathroom, set on a generous double lot that you own—no mobile home pad fees. Inside, you'll find a newer propane furnace, fresh paint throughout and updated flooring in the bathroom. With no stairs, this home offers simple living. Step out onto the large east-facing deck off the kitchen, perfect for enjoying the warm weather. The 0.72-acre property, consisting of five individual lots, provides ample space to add additional buildings or store recreational vehicles. Plus, the home is connected to both water and sewer services from the village. Located just 30 minutes from Hanna, this home meets the high standards for manufactured homes in British Columbia, ensuring quality, safety, and durability. An outdoor shed provides even more storage space. A place to call home, where comfort and space meet!