



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**71, 4000 MINTO Street
Penhold, Alberta**

MLS # A2208234



\$179,900

Division:	Penhold Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: SHED IN BACK YARD

Welcome to this charming 16x76 2017 mobile, located in the heart of Penhold, AB. This home is in the core of Central Alberta, just 10 minutes from Red Deer. Quick access to Red Deer College, and all of the amenities are so close, all while living in a small town. The best of both worlds. This home is only 8 years old, everything is original to the mobile. A large lot, and ample parking, is a huge bonus. This north west facing home, has been cared for and is ready to move into. A total of 3 bedrooms, 2 on one end with a full 4 piece bath, the opposite end of the home has a large primary with a nice 4 piece ensuite. this home has an open concept, lots of natural light, and it is very spacious. The kitchen has ample counter space, a convenient island, with eating area, and a walk in pantry. This home has so much to offer, park fees are only 550.00 a month, and include water, sewer, and garbage. If you don't want to stay in town, you are able to move this to your perfect spot! Penhold is a thriving community as it is a family based area, with small town charm, and only minutes to the city. Situated in a friendly neighborhood, this home is just a short walk to playgrounds, schools, and the Penhold Multiplex, offering year-round recreational opportunities. Affordable, modern, and location of this booming town, is so desirable. This mobile is like new, and ready for your special touch!