



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 4504 41 Street
Camrose, Alberta

MLS # A2272481



\$40,995

Division:	South Side MHP		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	840 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions:	N/A
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Step into affordable living and solid investment potential in this well-kept 1973 mobile home, offering comfort, convenience and great value. This cozy property features 2 bedrooms and 1 full bathroom, making it an excellent option for first time buyers, downsizers or investors looking for an easy rental. The home offers a bright living area, a practical kitchen and comfortable bedrooms. Located on a rented lot, this home provides a flexible, low-upkeep lifestyle with the added benefit of a community setting. A smart choice-whether you're looking to own your own home or expand your real estate portfolio.