



GRASSROOTS
REALTY GROUP

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613 Iris Street
Rosemary, Alberta

MLS # A2290757



\$159,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,196 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Siding	Zoning:	R-1
Foundation:	Pillar/Post/Pier	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, See Remarks		

Inclusions: Refrigerator, stove, dishwasher, microwave, coffee maker, washer, dryer, deep freeze, existing window coverings, central air conditioner, shed

Looking for affordable home ownership with no lot rent? This well maintained 1992 mobile home sits on owned land in the quiet community of Rosemary, offering the freedom and value many buyers are searching for. Inside you'll find a bright open concept layout that connects the living room, dining area and kitchen, creating a comfortable space for everyday living and entertaining. The home features 3 bedrooms and 2 bathrooms, with each bathroom hosting a skylight that fills the rooms with natural light. The primary bedroom includes a walk-in closet and a full ensuite bathroom, providing a private retreat. The kitchen comes fully equipped with refrigerator, stove, dishwasher, microwave and coffee maker. A deep freeze, and front-load washer and dryer, make this home truly move-in ready. The dining area offers tremendous storage with the built in buffet and hutch and generous space for your table and chairs while overlooking the sizable living room perfect for hosting family and friends. Several updates have already been completed including added R-20 exterior insulation, new durable metal siding, metal skirting, and laminate flooring. Central air conditioning is also provided for your summer time comfort. Outside you'll appreciate the off-street parking area, a covered porch with access to two unheated storage rooms, an and a backyard space for the shed with room to play, relax or garden. With no lot rent, and quick possession, this is an excellent opportunity for first time buyers, those looking to downsize, or investors.