



GRASSROOTS
REALTY GROUP

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5 Sagebrush Estates
Rural Newell, County of, Alberta

MLS # A2297781

\$125,000



| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | Sagebrush Estates | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,216 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: All Existing Blinds, Workshop (16 x 16 sqft,), and Garden Shed

Welcome home! This spacious, well maintained 1998 home offers you tranquility, affordability, and peace of mind. This 3 bedroom, 2 bathroom home has newer roofing (2024), a 16x16 workshop, and a garden shed. It has stainless steel appliances, a pantry, a walk-in closet, and a separate laundry room. The open concept living space and large windows exude light and radiate warmth. Relish the central air-conditioning inside or barbecue on your sizeable deck. Your fully fenced yard offers space for every member of your family to soak up the Spring sunshine. Affordability and Tranquility... Book a showing to view your New Home today.