



GRASSROOTS
REALTY GROUP

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**74031B Southshore Drive E
Widewater, Alberta**

MLS # A2303734



\$659,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,460 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	1.81 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding	Zoning:	102 Residential-Improved
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Honeywell Backup Generator, Gas Stove in Addition

Immaculately cared-for 1.81-acre property located in Widewater where you can enjoy views of the lake with your morning coffee from the front deck, or head to the private back patio and garden beds to enjoy your green thumb. This very well-kept, air-conditioned mobile home features a cozy fireplace in the living room, skylights in the kitchen, updated flooring, and a spacious primary suite with ensuite and jet tub. The underbelly has been insulated with spray foam for added efficiency and protection from frozen pipes. A large addition built approximately 8 years ago offers excellent extra living space and is currently used as an office, while also featuring a walk-in pantry and gas fireplace/stove. Both the mobile home and addition sit on screw piles to help ensure everything is solid. In recent years, upgrades have included the furnace, hot water tank, and shingles, along with one of the most well-manicured rural yards you'll find. The home also features a natural gas Honeywell backup generator to ensure that in a power outage, the fridge/freezer stay cold while the home stays warm. The impressive 40x70 steel shop is exceptionally clean and ready for RV, toy, or equipment storage, or even serious work projects with 16-foot doors and tall ceilings capable of accommodating virtually anything. The shop also features radiant heat, LED lighting, and a bathroom plumbed for a future shower. Clean and well-maintained properties, with this kind of shop space and setting, don't come along often!