



**7 Prins Trailer Park
Rural Newell, County of, Alberta**

MLS # A2307514



\$119,000

Division:	West Ridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,458 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	1-19-15-W4
Exterior:	-	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	-		

Inclusions: N/A

Are you looking for extra space and a private backyard? You will love this property's secluded fire pit area, built-in horseshoe pit, and ample yard space for a trampoline or games area. The property also features a large shed that could easily be converted into a chicken coop, along with a dedicated garden area. The home has been updated in recent years with a metal roof, windows, doors, flooring, furnace, hot water tank, plumbing, extra insulation, LED lighting, and two new decks (7x16 and 12x16). The layout is well-designed, featuring a primary bedroom with a walk-in closet and ensuite at the rear, and three additional bedrooms with a four-piece bathroom at the front. A functional addition provides a boot room, laundry area, and extra storage. This home offers enough space for the whole family to enjoy. Lot rent is \$380/month.