



13, 66022 Range Road 225.5  
Rural Athabasca County, Alberta

MLS # A2308252



**\$155,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Modular Home                   |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.                   | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gravel Driveway, Off Street    |               |                   |
| <b>Lot Size:</b> | 0.51 Acre                      |               |                   |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot    |               |                   |

|                    |                                       |                   |                     |
|--------------------|---------------------------------------|-------------------|---------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | Public              |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum            | <b>Sewer:</b>     | Lagoon, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | \$ 100              |
| <b>Basement:</b>   | None                                  | <b>LLD:</b>       | -                   |
| <b>Exterior:</b>   | Metal Frame, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | A                   |
| <b>Foundation:</b> | Block                                 | <b>Utilities:</b> | -                   |
| <b>Features:</b>   | See Remarks                           |                   |                     |

**Inclusions:** All window blinds, 2 sheds

Affordable living in the country. Large half acre lot with 1480 sq ft manufactured home with 2 additions. Kitchen has been completely renovated, 4 bedrooms and spacious mud room. In 2010, 2 additions were added along with numerous renovations including vinyl siding with rigid foam insulation, vinyl windows, doors, shingles, furnace, laminate flooring, bathroom fixtures and paint. Landscaped back yard has a raised walkway leading to a large fire pit area. Spacious 18ft x 18 ft workshop, and shed for extra storage. Located in a condominium community, fees are \$100/mth and cover garbage and road maintenance. Municipal water supply.