



**GRASSROOTS**  
REALTY GROUP

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**19 Noblefern Way  
Sundre, Alberta**

**MLS # A2311032**



**\$305,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Piling(s)

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

This 4 bdrm, 2 bath, 1454 sq. ft. mobile home has everything you need for your growing family. Situated in the quiet subdivision of Noblefern on the SW end of Sundre, backing unto greenspace, it's perfect, and safe for small children and the large, fenced yard is the perfect and safe place for the little ones to play. There's a massive deck for you and your friends to sit out on and enjoy during the warm summer months. Perfect for entertaining and family barbeques. If you're looking for a starter home or a retirement spot, be sure to have a look at this one!