



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4808 54 Street
Amisk, Alberta

MLS # A2311365



\$59,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	624 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Frame	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this well-maintained mobile home situated on its own spacious lot in the quiet community of Amisk, AB. (No lot rent) This affordable property offers comfortable living with plenty of room both inside and out. Step inside to find a bright and inviting kitchen featuring beautiful cabinetry with an abundance of storage and workspace. The home offers newer laminate flooring throughout most of the interior, creating a modern and low-maintenance feel. The spacious primary bedroom includes double closets, providing plenty of storage space. Additional updates include some newer PVC windows and a new built-in dishwasher for added convenience. With just a little more TLC, this property has the potential to become an absolutely amazing family home or investment opportunity. Outside, the oversized lot offers endless possibilities. There is ample room to build a garage or shed while still leaving plenty of space for RV parking, gardening, or outdoor entertaining. Mature trees surrounding the property provide privacy and a peaceful setting to enjoy. Amisk is a welcoming small community offering a post office, convenience store, and elementary school, making it a great place for families or those looking for quiet country living. Conveniently located only 15 minutes from the Hardisty Tank Farm and approximately 25 minutes to Wainwright, this property is ideal for commuters or anyone wanting affordable living close to major industry and amenities. Whether you are looking for a starter home, investment property, or a peaceful place to call home, this property offers exceptional value and small-town charm.