



GRASSROOTS
REALTY GROUP

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4524 47 Avenue
Mayerthorpe, Alberta

MLS # A2316927



\$249,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,683 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	28-57-8-W5
Exterior:	Vinyl Siding	Zoning:	RMHS- M.H SUBDIV
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan		

Inclusions: stove, refrigerator, range hood, dishwasher, washer/dryer

Welcome to this spacious and well-maintained 1,683 sq. ft. manufactured home situated on a large corner lot in Mayerthorpe. Offering plenty of room for the whole family, this home features 4 bedrooms and 3 bathrooms, along with two separate living areas that provide the perfect spaces for entertaining, relaxing, or accommodating a growing family. The generous primary bedroom serves as a private retreat with a 3-piece ensuite featuring a large soaker tub and a convenient linen closet. Three additional bedrooms are all comfortably sized, providing flexibility for family, guests, or a home office. The functional floor plan includes a separate dining room and a spacious kitchen complete with an abundance of oak cabinetry and ample counter space for meal preparation and storage. A 4-piece main bathroom and a conveniently located 2-piece bathroom off the back entry/laundry room add to the home's practicality. Pride of ownership is evident throughout this property. Recent updates include refrigerator 2020, new shingles in 2022 and a hot water tank replaced in 2021, offering peace of mind for years to come. The home also comes complete with five appliances. Outside there is a new 10x12 shed for extra storage. Ideally located close to green space and a playground, and within walking distance to shopping, amenities, and services, this property combines comfort, convenience, and value. Don't miss your opportunity to own this fantastic home!!