



GRASSROOTS
REALTY GROUP

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4724 45 Avenue
Alix, Alberta

MLS # A2317625



\$159,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,208 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	None	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: N/A

AFFORDABLE MOBILE HOME WITH ADDITION & GARAGE IN ALIX. If you've been looking for a project, this is a great opportunity with big potential. Single wide mobile with an addition is in need of interior TLC. Windows, roof and siding done in 2010. Oversized garage is 24' x 30' and had the shingles replaced in 2011. Fenced yard with trees gives privacy and sits on a 6930 square foot lot. Enjoy a community known for its friendly atmosphere, beautiful walking trails, nearby lakes, and a relaxed pace of living, all while being just a short drive to Red Deer, Lacombe & Stettler.