



GRASSROOTS
REALTY GROUP

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**318 Railway Avenue W
Hanna, Alberta**

MLS # A2320353



\$59,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	882 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Flat
Basement:	None
Exterior:	Mixed
Foundation:	None
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	MD
Utilities:	-

Inclusions: N/A

Priced to sell — and a great opportunity whether you are a first-time buyer, looking to downsize, or adding to your investment portfolio. This 1976 mobile home offers 882 square feet with 2 bedrooms and 1 bathroom, and just like the land it sits on, it is yours outright — no trailer park, no lot fees. Inside, the south-facing living room sits at the front of the home with views out over the CN Reservoir — a lovely spot to relax any time of day. The eat-in kitchen keeps things practical and functional, and the primary bedroom at the back of the unit offers plenty of closet space along with access to the back deck, which is a great spot for the BBQ or catching some shade on a warm afternoon. The property is partially fenced and the current tenant has added some nice edging and garden beds, giving the yard a tidy, cared-for feel. There is a storage shed on site, and while the detached single car garage was taken apart this past spring, the frame is still in place and could be rebuilt by a new owner. The property is currently tenant occupied — 24 hours notice is required for all showings — however the tenant will be vacating as of July 1, opening the door for quick possession shortly after. Additionally, the seller has no knowledge of how the unit is secured to the ground or what it is sitting on beneath the home. Buyers are encouraged to inspect the underside themselves, or have a qualified professional do so, prior to submitting an offer.