



27, 5211 55 Avenue  
Rocky Mountain House, Alberta

MLS # A2327177



**\$265,000**

<b>Division:</b>	North Park Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Walk-In Closet(s)		

**Inclusions:** garden shed

This charming 3 bed, 2 bath home sits on it's own bare land condo lot, giving you the freedom of land ownership with simplicity of a low \$175.00 per month condo fee. The mature, fenced yard offers privacy and shade, while the covered deck is perfect for morning coffee or evening relaxation. A 20 x 30 garage provides ample room for vehicles, storage, or hobbies. Inside the home's bright and thoughtful layout makes everyday living easy and comfortable with the functional flow and spacious bedrooms. Conveniently located close to schools, the rec center, hospital and shopping this home offers comfort, practicality with an easy lifestyle.