



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5837 Birch Crescent
High Prairie, Alberta

MLS # A2327576



\$99,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	940 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Aluminum Siding
Foundation:	Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Manufactured Home Subdivi
Utilities:	-

Inclusions: N/A

This 3-bedroom, 2-bathroom mobile home sits on its own titled lot, so you own the land with no lot rent to worry about. The lot is an irregular pie shape and is completely fenced, giving you a nice-sized backyard with extra privacy. The home also features a large covered porch at the entrance and an unheated mudroom, which is great for taking off dirty shoes or storing outdoor items. Inside, the layout is a bit different from most mobile homes. The kitchen has a center peninsula that acts as the main gathering spot, and you can easily walk around it to reach the living room on one side and the dining room on the other. Truly the heart of the home. This open flow makes the home feel spacious and works well for hanging out with family or having friends over. The three bedrooms are a good size, and there are two full bathrooms to accommodate everyone. Outside, the fully fenced yard offers a safe and private space for kids, pets, or just relaxing. With its own land, useful additions, and a smart, open floor plan, this home is a solid choice for anyone looking for something a little different without giving up comfort or convenience.