



GRASSROOTS
REALTY GROUP

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310 Beaver Street
Ferintosh, Alberta

MLS # A2327613



\$249,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,040 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	2
Garage:	Carport		
Lot Size:	0.84 Acre		
Lot Feat:	Corner Lot, Lake, Many Trees, Private, Secluded		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s)

Features: Beamed Ceilings, Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: UR

Utilities: -

Inclusions: Second stove & fridge

This truly unique property will make you feel like you're living in the country ****with Lakeview**** but is still offering the conveniences of being in town. The huge lot (0.84 acres) is well treed and offers absolute privacy. The main house is a newer (2012) Mobile Home, there is also a ****second residence**** on the property as well as multiple outbuildings including two spacious sheds and a huge carport. The mobile home is finished in a rustic ranch-style look, it offers a huge open concept kitchen/dining/living room area, 4 pc bathroom, a large bedroom with massive (!) walk-in closet and 4 pc ensuite bathroom. The second residence is a spacious 4-season cabin with a large bedroom, open concept kitchen/dining/living room area and 4 pc bathroom. This massive lot is extremely private with beautiful rustic landscaping and lots of trees. If desired, it could easily support one or two more building sides if desired. All this at an affordable price, located in the peaceful community of Ferintosh, only 20 minutes south of Camrose, right on Highway 21.