



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19, 4516 48 Avenue
Sylvan Lake, Alberta

MLS # A2328422



\$149,900

Division:	Palo		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	948 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

First time home buyer? Looking to downsize? Want to have a residence blocks from the beach? Look no further! This upgraded mobile has had renovations over the last 5 years that include new hot water tank, new siding, roof, soffit, fascia, insulation, windows, kitchen, flooring, lighting, exhaust fan, plumbing, electrical and heat tape. This home has 3 bedrooms, 1 bathroom, kitchen/dining, living room, laundry room, plus a storage room adjacent to the partly enclosed deck featuring skylights at the entrance of the home. Located in the heart of Sylvan Lake, it is close to schools, shopping, the health centre, rec centre, community centre, restaurants, trails and the BEACH! Lot rent is \$600/month and covers water and garbage. Park approval is required pending application and valid government ID.