



GRASSROOTS
REALTY GROUP

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65, 4922 Womacks Road
Blackfalds, Alberta

MLS # A2329793



\$209,900

Division:	Broadway Village Mobile Home Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,101 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: fridge, stove, dishwasher, microwave range, washer, dryer

PRACTIALLY BRAND NEW~ 2022 3 BEDROOM 2 BATHROOM IMMACULATELY CLEAN. This home SPACIOUS with OPEN CONCEPT living room and kitchen. Lots of NATURAL light and abundance of cupboards & COUNTERTOPS with stainless steel appliances. LARGE primary with a full 4pc ENSUITE with two more bedrooms and another full 4 piece bathroom on other end. The kitchen & living room are in the center with CATHEDRAL ceilings & NEUTRAL COLOR throughout. HUGE CORNER LOT with mature trees, a shed for your extra's and parking off street for 2 vehicles. FOR YOUR PEACE OF MIND-high efficiency furnace & hot water tank. This home is fully INSULATED with R22 walls, R40 ceiling, and R48 floors to keep you nice and toasty warm all winter & cool in the summer. This home is on a lease lot currently 690/month including water, sewer and garbage pick up. New buyer will need PARK APPROVAL and yes your PETS are welcome here. PERFECT PLACE TO CALL HOME~ SHOPPING & SCHOOLS NEARBY. Easy access to HIGHWAY 2. ONLY 15 minutes to Red Deer or 10 minutes to Lacombe.