



GRASSROOTS
REALTY GROUP

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5317 52 Street
Rural Lacombe County, Alberta

MLS # A2330233



\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	Mobile Home-Single Wide		
Size:	1,126 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.55 Acre		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	20
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: John Deere Riding Lawnmower, Green House, Tarp Shed, Window Coverings

Affordable Living in Mirror. Mobile home with a basement and is located on 4 lots, with property taxes under \$500 per year! This property has so much to offer including a double detached 24'x26' garage with a 22'x16' heated shop attached to it, and a 12'x8' shed. There is an additional tarp shed, green house, shed, dog run and fence back yard. The home offers open concept living, 2 Bedrooms, a bathroom with laundry on the main floor, massive deck off of the living room, large rec rom in the basement with additional den, roughed in bathroom and cold storage. Surrounded by a tree line and no neighbors across, enjoy the privacy on the deck and quiet of small town living with a country feel.