



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

908 6 Avenue
Hines Creek, Alberta

MLS # A2330401



\$240,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,378 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.67 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Exceptional 4-Lot Property with Renovated Doublewide & Massive Heated Garage! Welcome to a truly unique property that combines comfortable living with unbeatable accessibility and space. This beautifully renovated 1,378-square-foot doublewide mobile home sits on a full basement and offers main-level living at its finest. Step inside to find three bedrooms, including a primary suite with its own ensuite bathroom. The main bathroom has been thoughtfully designed with mobility challenges in mind, offering extra space and ease of use. The large living room flows seamlessly into an open dining area, perfect for hosting family and friends. The kitchen is well placed with plenty of cupboards and countertop space, making family meals and celebration events a delight. A main-level laundry room adds everyday convenience, while central air conditioning keeps you comfortable year-round. But the real showstopper is the massive 32' x 48' heated garage, featuring three overhead doors and ample space for vehicles, workshop projects, or storage. The large parking pad provides excellent accessibility for easy entry and exit. Outside, you'll discover your own private retreat: a gazebo with a firepit for cozy evenings, a deck complete with a wheelchair ramp, and a generous lawn space perfect for pets, play, or gardening. Set across four lots, this property offers room to breathe and grow. Whether you're looking for accessible design, hobby space, or room to spread out, this home delivers it all.