



GRASSROOTS
REALTY GROUP

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**3908 51 Avenue
Provost, Alberta**

MLS # A2330859



\$174,900

Division:	Provost		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Brush, Cul-De-Sac, Gazebo, Irregular Lot, Landscaped, Lawn		

Heating:	Floor Furnace	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Laminate Counters		

Inclusions: House comes fully furnished - couches; tv; kitchen table; beds; dressers; patio furniture; brand new lawn mower; pressure washer; 2 large sheds, BBQ, etc.

Nestled in a quiet cul-de-sac, this well-maintained 3-bedroom, 2-bathroom manufactured home offers the perfect blend of comfort, privacy, and practicality. The generous primary bedroom is a true retreat, complete with a private ensuite featuring a luxurious two-person jetted tub—the perfect place to unwind after a long day. Outside, you'll appreciate the large, fully fenced, low-maintenance yard, offering plenty of room for children, pets, or outdoor entertaining without the upkeep. Whether you're looking for your first home, a family home, or a peaceful place to settle, this property offers exceptional value in a sought-after, quiet location.