



GRASSROOTS
REALTY GROUP

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33, 5853 4 Street W
Claresholm, Alberta

MLS # A2333567



\$79,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,046 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	-		

Inclusions: 10x12 Shed, 10x13 Shed,

Welcome to this spacious, warmly updated, and immaculately maintained 1,046 sq. ft. manufactured home offering 3 bedrooms and 1 bathroom, ideally located at #33 & 5853 4 Street W, Claresholm, AB. Situated in a quiet, well-managed adult-living (50+) community, this home combines an inviting open-concept layout with thoughtful updates—making it completely move-in ready! Peace of mind comes easy here thanks to recent updates. The home features a newer metal roof, brand-new underbelly insulation to keep heating costs low during cold Alberta winters, a thoroughly inspected and repaired electrical system with newly replaced plugs throughout, and fresh, low-maintenance wood-look vinyl plank flooring spanning the main living spaces. Inside, you will find a bright, open living room bathed in natural light from large windows, complemented by soft neutral grey walls. The functional kitchen is well-equipped with crisp white cabinetry, modern brushed-nickel hardware, a multi-tone tile backsplash, generous counter space, and appliances including a refrigerator, range, and dishwasher. Additional interior highlights include a clean 3-piece bathroom featuring a walk-in glass shower enclosure and vanity storage, a dedicated laundry nook with overhead cabinetry above the top-load washer and dryer, and an included deep freeze. As an added bonus, the furniture is negotiable, offering a seamless turnkey transition! Step outside the main entry to enjoy added living space with an attached porch that connects directly to a private sunroom—perfect for relaxing, entertaining, or enjoying pleasant summer evenings. Outside, the property also includes two sturdy storage sheds in great condition for all your tools and outdoor gear. Enjoy hassle-free living with a monthly pad fee of \$510.00, which conveniently includes water, sewer, garbage, and

recycling services. Park guidelines mandate adult living (50+), park board approval for prospective residents, and board-approved pet permissions. Call for a private tour!