



GRASSROOTS
REALTY GROUP

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1950 5 Avenue
Wainwright, Alberta

MLS # A2333916



\$170,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,081 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RMH1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Storage		

Inclusions: N/A

This well-maintained 1,081 sq. ft. mobile home offers an excellent opportunity for first-time buyers, retirees, or investors looking for an affordable property on an owned lot. Situated on a fully fenced and landscaped 60' x 110' lot, the home features 3 bedrooms, a 3/4 bathroom, and a practical back entrance porch that provides additional storage and everyday convenience. The bright, functional layout is complemented by a kitchen equipped with a natural gas stove, while the included washer and dryer make moving in easy. Located within walking distance of Wainwright's new school and close to local amenities, this move-in-ready home combines comfort, value, and convenience, making it a fantastic place to call home or a great addition to your investment portfolio.