



GRASSROOTS
REALTY GROUP

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15, 4516 48 Avenue
Sylvan Lake, Alberta

MLS # A2335807



\$180,000

Division:	Palo		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,105 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Dishwasher, Stove, Microwave Hood Fan, Fridge, Washer/Dryer, Shed

Modern, stylish, and completely renovated, this 3-bedroom, 1.5-bathroom mobile home on a rented lot offers the look, feel, and comfort of a detached home. From the moment you step inside, you'll be impressed by the bright, open-concept design, quality finishes, and contemporary updates throughout. The modern kitchen features vaulted ceilings, a large island, and opens seamlessly to the spacious living room, creating the perfect space for entertaining or everyday family living. With approximately 95% of the home drywalled, the clean lines and updated finishes give this home a true residential feel. No detail has been overlooked. Recent upgrades include a new roof, new plumbing, new windows, new siding, new flooring, all new lighting, fresh paint throughout, and new toilets. A dedicated storage room provides extra space, making this home as functional as it is beautiful. Ideally located next to the community dog park, this home is just three blocks from the beach, close to schools, and minutes from the NextSource Centre, offering recreation and amenities for the whole family. This fresh, clean, move-in-ready home is perfect for buyers looking for affordable modern living without compromising on style or comfort. The mobile home park has pet restrictions, and buyers are encouraged to verify the current pet policy with park management. This is a rare opportunity to own a fully renovated, modern home that truly feels more like a detached house than a mobile home. Max 2 pets. Max height for dogs are 15" from ground to shoulder.