



GRASSROOTS
REALTY GROUP

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5524 Wagoner Crescent
Whitecourt, Alberta

MLS # A2352175

\$265,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-MHS
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

Situated on its own land, this 2015 Triple M Housing mobile home offers 1,520 sq ft of living space with a 20 ft by 76 ft layout set on wood blocks. The layout features 4 bedrooms and 2 full bathrooms, with two bedrooms located on each end of the home. Inside, you will find an open floor plan with plenty of storage and a pantry, though the interior will require some clean up. The fully fenced yard backs directly onto Wagoner Park and includes convenient back alley access. The property includes an unheated 20 ft wide by 24 ft long detached garage built in 1989 that requires new shingles, along with decks that are in need of repair. This property is being sold "as is, where is" with no warranties or guarantees.