

202 Railway Avenue  
Veteran, Alberta

MLS # A2247243

# \$75,000



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                 |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                        |               |                   |
| <b>Size:</b>     | 1,482 sq.ft.                                   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gravel Driveway, Off Street, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped                          |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Manufactured Floor Joist, Vinyl Siding   | <b>Zoning:</b>    | MHR   |
| <b>Foundation:</b> | Piling(s)  | <b>Utilities:</b> | Cable at Lot Line, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows |                   |   |

**Inclusions:** n/a

Enjoy quiet living in the community of Veteran. 1hr(+/-) from Stettler and Wainwright. Escape the city and visit East Central Alberta where you can experience affordable living, lower taxes, and less crime. This listing is setup with a large landscaped lot backing onto open fields, extensively renovated manufactured home with large addition, two decks, air conditioning and more. Coming into the home you are greeted in the large entryway, with plenty of closet space and room that wraps around to the full laundry area with newer flooring, paint and fixtures. The living area is open concept flowing seamlessly through the dining room/kitchen with newer laminate flooring throughout, updated cabinetry, backsplash and large eat-in island. Moving towards the bedrooms there is a second living room space with built in storage and the East entryway. The 4pc bathroom has been fully renovated with new vanity, fixtures, paint and flooring. This home is almost 1500sqft with 2 walk-in closets in the master-bedroom, and 2 additional bedrooms over 120sqft each.