

**225 4 street Street NW  
Sundre, Alberta**

**MLS # A2258843**



# \$239,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home		

**Inclusions:** N/

Great location for this neat older mobile on its own lot, close to schools and also close to shopping. This 1179 sq. ft. home has 3 bedrooms and a 4 piece bath with a deep jetted soaking tub. The original windows have been replaced and the home has been professionally cleaned. The over sized double garage boasts a nice heated workshop area. The yard has some trees and also has a concrete front driveway. This parcel is ideal for a young beginning family or seniors looking to retire at a very affordable cost.