

108 5 Street  
Cadogan, Alberta

MLS # A2060541



## \$73,000

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cadogan                                                                     |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                              |               |                   |
| <b>Style:</b>    | Mobile Home                                                                 |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                                                                | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                                      |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn, Rectangular L |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | HC |
| <b>Foundation:</b> | Block                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |                   |    |

**Inclusions:** N/A

Looking for a quiet place to call home with lots of space inside and out? This 3 bedroom 2 bath home is sure to please starting with a nice sized porch featuring a 3 piece bathroom. Feel the warmth when you walk into the kitchen and and living room from the wood cabinets and wainscotting. The Master bedroom features a walk in closet and if you are looking for a fourth bedroom the office could easily be used as a one. Laundry is conveniently located off the kitchen. Enjoy entertaining outside on the large deck surrounded by mature trees. You'll find lots of privacy in this fenced corner lot. Look no further for parking and storage with the 20'x36' heated shop with mezzanine, a great place to visit among friends while working on those projects. Located in the quaint community of Cadogan, only minutes from Provost, perfect distance for all your amenities. Also, a new furnace and hot water tank were installed in 2019. Call today to make this your new home.