

5233 47 Street  
 Camrose, Alberta

MLS # A2267182



# \$205,000

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Sparling                       |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                   | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                     |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot            |               |                   |

|                    |                                               |                   |    |
|--------------------|-----------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                    | <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>   | Aluminum Siding                               | <b>Zoning:</b>    | MH |
| <b>Foundation:</b> | Piling(s)                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan, Vinyl Windows |                   |    |

**Inclusions:** N/A

Affordable and close to two schools, this 3-bedroom, 2 bath mobile sits on its own lot! This 1993 mobile is situated on a 40x140 lot with tons of parking and space for the kids. As you walk in, you'll find two well sized bedrooms on the west end of the home along with a four-piece bathroom. Central to the home is a large living room with and a spacious open kitchen with eating area that boasts lots of cupboard and counter space. Further down the hallway there is a separate laundry room with space for a freezer or storage. Capping off the home is a large primary bedroom with its own four piece en-suite. Completing the home is a north facing 10x16 deck and a spacious back yard with a small shed for storage of your lawn mower and other yard equipment. This turnkey home is ready for you and your family.