

**13, 660022 Range Road 225.5  
Rural Athabasca County, Alberta****MLS # A2235744****\$150,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Lagoon, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	All window blinds		

Affordable living in the country. Large half acre lot with 1480 sq ft manufactured home with 2 additions. Kitchen has been completely renovated, 4 bedrooms and spacious mud room. In 2010, 2 additions were added along with numerous renovations including vinyl siding with rigid foam insulation, vinyl windows, doors, shingles, replaced interior insulation, panels/drywall, furnace, laminate flooring, bathroom fixtures and paint. Landscaped back yard has a raised walkway leading back to a large fire pit area. Spacious 18ft x 18 ft workshop, and shed for extra storage. Located in a condominium community, fees are \$100/mth and cover garbage and road maintenance. Municipal water supply.