

**46 5812 Street NW
High Prairie, Alberta****MLS # A2236151****\$179,900**

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|------------------|---------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,200 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Landscaped, Standard Shaped Lot | | |

Heating: Floor Furnace, Forced Air, Natural Gas**Floors:** Laminate**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Vinyl Siding**Foundation:** Wood**Features:** Kitchen Island, Pantry**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** residential**Utilities:** -**Inclusions:** n/a

Family Home or Investment property available. This 3 Bedroom 16x76 Manufactured Home with a 14 x 24 addition is an affordable First Home. Numerous features include, vaulted ceiling, a built in island, pantry, china cupboard, main floor laundry, private master bedroom with ensuite, covered deck, and a fenced yard. All this and you will own the lot. The home in great condition and has a long term tenant. The property is close to the elementary school . Call for your private viewing!