

**202 Railway Avenue
Veteran, Alberta**
MLS # A2247243

\$75,000

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,482 sq.ft.	Age: 1976 (50 yrs old)
Beds:	3	Baths: 1
Garage:	Gravel Driveway, Off Street, RV Access/Parking	
Lot Size:	0.19 Acre	
Lot Feat:	Few Trees, Landscaped	

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	MHR
Foundation:	Piling(s)	Utilities:	Cable at Lot Line, Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows		
Inclusions:	n/a		

Enjoy quiet living in the community of Veteran. 1hr(+-) from Stettler and Wainwright. Escape the city and visit East Central Alberta where you can experience affordable living, lower taxes, and less crime. This listing is setup with a large landscaped lot backing onto open fields, extensively renovated manufactured home with large addition, two decks, air conditioning and more. Coming into the home you are greeted in the large entryway, with plenty of closet space and room that wraps around to the full laundry area with newer flooring, paint and fixtures. The living area is open concept flowing seamlessly through the dining room/kitchen with newer laminate flooring throughout, updated cabinetry, backsplash and large eat-in island. Moving towards the bedrooms there is a second living room space with built in storage and the East entryway. The 4pc bathroom has been fully renovated with new vanity, fixtures, paint and flooring. This home is almost 1500sqft with 2 walk-in closets in the master-bedroom, and 2 additional bedrooms over 120sqft each.