

1549 15 StreetCrescent
Wainwright, Alberta

MLS # A2250603



\$179,850

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|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,152 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Concrete Driveway, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Irregular Lot, Landscaped, Pie Shaped Lot | | |

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|-------------|----------------------------|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RMH1 |
| Foundation: | Pillar/Post/Pier | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

Welcome to this well maintained manufactured home built in 2007, offering comfort & convenience in a peaceful setting. 1,152 sq.ft. residence features a bright & open-concept layout that seamlessly connects living room, dining area & kitchen making it ideal for both family living & entertaining. The home offers 3 spacious bedrooms & 2 full bathrooms. The kitchen comes equipped with all the essentials: fridge, stove, dishwasher with the added bonus of a washer, dryer & deep freezer in the separate laundry room. For those looking for a move-in ready option, some furnishings such as beds, a leather couch & loveseat, TV's & dining furniture may also be included. Step outside to enjoy two decks, a large front deck perfect for gatherings & a cozy back deck well suited for a bistro set. The yard includes two handy sheds for extra storage & a front concrete driveway with space for two vehicles. Situated in a quiet, mature cul-de-sac close to splash park, this property offers a wonderful blend of tranquility & convenience. Listed at an attractive price, this home presents an excellent opportunity for first-time home buyers, downsizers or anyone looking for a welcoming space in a family-friendly neighborhood.