

**434, 434 3 Avenue
Elnora, Alberta****MLS # A2261839****\$59,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,002 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	01
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this adorable renovated modular home nestled on a generous lot with mature trees, offering both charm and privacy in a quiet neighborhood. With 3 comfortable bedrooms and 1 full bathroom, this home is ideal for first-time buyers, small families, or savvy investors looking for a great rental property. The expansive yard is a standout feature – plenty of room for gardening, play, or outdoor gatherings under the shade of mature trees. A handy shed provides extra storage for tools and toys. Don’t miss this gem that blends comfort, potential, and great value. Affordable and full of charm – book you're viewing today!