

**30010B 765 Township  
Peoria, Alberta****MLS # A2265401****\$89,000****Division:** NONE**Type:** Residential/Manufactured House**Style:** Acreage with Residence, Modular Home**Size:** 1,200 sq.ft.      **Age:** 1980 (46 yrs old)**Beds:** 2      **Baths:** 1**Garage:** Parking Pad**Lot Size:** 0.88 Acre**Lot Feat:** Other**Heating:** Forced Air**Water:** -**Floors:** Laminate, Linoleum**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** None**LLD:** -**Exterior:** Vinyl Siding**Zoning:** hg**Foundation:** Wood**Utilities:** -**Features:** See Remarks**Inclusions:** n/a

Opportunity Awaits on .88 Acre in Peoria! This spacious property offers nearly an acre of land with a renovated 1974mobile home (2 bedrooms 1 bath), ready for transformation. Renovations were done in 2017. Whether you're looking for a renovation project, an investment opportunity, or a private retreat, this property has potential. The essentials are in place: cistern water system, septic tank, electricity, and natural gas are already connected. The home and property are being sold as-is. Interior photos are not available at this time, but showings can be arranged with notice to explore the space and envision the possibilities. Take advantage of this rare opportunity to own a serviced parcel in a peaceful Peoria setting.