

**19, 5853 4 Street
Claresholm, Alberta**

MLS # A2266233

\$50,000



Division:	NONE	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	972 sq.ft.	Age: 1976 (50 yrs old)
Beds:	1	Baths: 1
Garage:	Parking Pad	
Lot Size:	-	
Lot Feat:	-	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions:	As is where is
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Welcome to this charming 1 bedroom plus den, 1 bathroom mobile home located in a peaceful 50+ community in Claresholm. This home offers an affordable opportunity to enjoy small-town living with convenient access to amenities and just a one-hour drive to Calgary. This cozy spot has great potential and is just waiting for someone to give it a little TLC and add their personal touch. Lot fees include water, sewer, garbage, and recycling; so your monthly costs stay nice and simple. With its great location and excellent value, this property is ideal for those looking to downsize or invest in a welcoming community.