

**5233 47 Street
Camrose, Alberta**

MLS # A2267182

\$199,000



Division:	Sparling	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,216 sq.ft.	Age: 1993 (33 yrs old)
Beds:	3	Baths: 2
Garage:	Off Street	
Lot Size:	0.13 Acre	
Lot Feat:	Back Yard, City Lot	
Heating:	Forced Air	Water: -
Floors:	Laminate, Linoleum	Sewer: -
Roof:	Metal	Condo Fee: -
Basement:	None	LLD: -
Exterior:	Aluminum Siding	Zoning: MH
Foundation:	Block, Wood	Utilities: -
Features:	Ceiling Fan(s), Open Floorplan, Vinyl Windows	
Inclusions:	N/A	

Affordable and close to two schools, this 3-bedroom, 2 bath mobile sits on its own lot! This 1993 mobile is situated on a 40x140 lot with tons of parking and space for the kids. As you walk in, you'll find two well sized bedrooms on the west end of the home along with a four-piece bathroom. Central to the home is a large living room with and a spacious open kitchen with eating area that boasts lots of cupboard and counter space. Further down the hallway there is a separate laundry room with space for a freezer or storage. Capping off the home is a large primary bedroom with its own four piece en-suite. Completing the home is a north facing 10x16 deck and a spacious back yard with a small shed for storage of your lawn mower and other yard equipment. This turnkey home is ready for you and your family.