

**26, 501 School Road  
Trochu, Alberta**

**MLS # A2270645**



**\$67,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

Move in Ready, 3 bedroom 1 bath mobile with many upgrades in the recent 2 years, many this summer, on a rented lot. Home features a bright and functional layout with a spacious living area, refreshed finishes, and a simple kitchen with a bright dining room, a larger primary and 2 more bedrooms of a comfortable size, and the full bathroom has recent updates. Other upgrades include but are not limited to brand new skirting, new front stairs and lighting and the underbelly has been secured and refreshed with extra insulation, this September, new flooring throughout recently. This mobile is situated in the Trochu Mobile home park, with a very reasonable \$330.00 a month lot lease, that covers water, sewer and garbage pick up, within walking distance to the local school, arena, pool, and downtown core as well as the local arboretum and numerous beautiful walking trails.