

**5234 48 Street
Mayerthorpe, Alberta**

MLS # A2271077

\$135,000



Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Double Wide	
Size:	1,344 sq.ft.	Age: 1978 (48 yrs old)
Beds:	3	Baths: 2
Garage:	Off Street, Single Garage Detached	
Lot Size:	0.14 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	(RMHS) M.H. Subdivision
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

The side entrance provides an unheated space perfect for storing gear or serving as a mudroom to hang jackets. This home offers 3 comfortable bedrooms and 2 full baths. Step on in and you'll find the living room that flows into the dining area, featuring a cozy pellet stove for supplemental heat and ambiance during the colder months. The kitchen comes complete with all appliances and more room for a breakfast table. While the bedrooms offer plenty of storage, including a walk-in closet in the primary bedroom with a 3 piece ensuite. The walk-through laundry room also acts as a convenient back entry. Some updates such as the metal roof is approximately 10 years old, the hot water tank is about 5 years old, and the furnace was replaced around 2008. Out back, you'll appreciate the fenced yard with mature trees, along with the 16' x 24' detached garage accessed from the back alley, making parking a breeze. The home currently sits on wood blocks, and with possession available in December, you can be settled before winter truly hits. Come take a look and make this home yours!