

**18 Parkland Acres  
Lacombe, Alberta****MLS # A2272900****\$124,900****Division:** Parkland Trailer Park**Type:** Mobile/Manufactured House**Style:** Mobile Home-Single Wide**Size:** 945 sq.ft.      **Age:** 1976 (50 yrs old)**Beds:** 2      **Baths:** 1**Garage:** Single Garage Detached**Lot Size:** -**Lot Feat:** -**Heating:** Forced Air**Water:** -**Floors:** Linoleum, Vinyl**Sewer:** -**Roof:** Metal**Condo Fee:** -**Basement:** -**LLD:** -**Exterior:** -**Zoning:** -**Foundation:** -**Utilities:** -**Features:** -**Inclusions:** fridge, stove, dishwasher, washer & dryer

Welcome to this updated and well-kept 2 bedroom, 1 bathroom mobile home on a larger lot in Lacombe. Recent exterior upgrades include NEW siding, windows, exterior doors, grooved skirt, insulated skirting, and a new deck. Inside you'll find a bright layout with a dedicated laundry room, NEW fridge & dishwasher, NEW bathroom flooring, plus a newer furnace and newer electric hot water tank for peace of mind. The lot rent includes water, sewer and the pad rent itself along with snow removal and lawn care of the common areas. Outside features a 21'7" x 13'7" SINGLE DETACHED GARAGE, storage shed, and a large, mostly paved driveway with plenty of parking. Move-in ready and located in a quiet area of Lacombe!