

**4916 49 Street
Botha, Alberta**

MLS # A2283988



\$265,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Shed

Very well kept home in the Hamlet of Botha, 8 minute drive from Stettler. K-6 school with park, rink. 20x76 with recent upgrades of appliances, central air conditioning, new blinds, newer fencing, and repair, and parking pad upgrades. Ready for you to just move in. The fenced yard along with plenty of parking for RV and oversized single garage, for a vehicle, plus workshop area.