

**7 4 Avenue SW
Faust, Alberta****MLS # A2189892****\$225,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,502 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RN Residential Market
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 1 - 10'x12' Shed

This 3 bedroom home is located just minutes from the lake and marina, in a low traffic neighborhood, and sits on a beautiful fenced and gated yard with a large deck and a 10'x12' shed. The home has been well kept and some recent upgrades include a new furnace in 2023, and a freshly stained fence. The home features over 1500 sq/ft of living space with a huge primary bedroom with an ensuite and walk-in closet, 2 additional bedrooms, a nice sized storage room that could even function as an office, vaulted ceilings and a large kitchen. Also included with this property is the adjacent lot (9 4 Avenue SW MLS#A2190187) which offers room to grow and allows for tons of additional parking for vehicles, ATV's and RV's, or even the opportunity to remove the dividing fence and create a massive yard. Don't miss out on this one!