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NE 1/4 SEC 3-50-3-W4M
Rural Vermilion River, County of, Alberta

MLS # A2123712



\$274,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,704 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	3.06 Acres		
Lot Feat:	Brush, Gentle Sloping, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	3-50-3-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ACR
Foundation:	Piling(s)	Utilities:	Electricity, Natural Gas, Phone
Features:	Double Vanity		

Inclusions: N/A

Are you looking for that acreage but not with the big ticket price, here is the one for you! With this Double wide mobile on 3.06 acres with a large addition built on, this home is a total of over 1700 sqft! Lots of room with a large kitchen, dining area and over sized living room with a bonus bright sun room. Total of 3 bedrooms which are all very nice size, 5 piece ensuite includes a double sink, large soaker tub and a shower, plus a 4 piece main bathroom. The large porch off the back has a lot of storage with the utility room and laundry. New Hot water tank and Water softener, central vacuum and attachments. This home also has a new metal roof and central air conditioning! With an 18ft x 24ft garage there isn't much more you need except your personal touch in some updating to make it yours. All appliances are also included. Located only 4 kms from Kitscoty