

\$220,000 - 714035 Rr120 Lot 21, Wandering River

MLS® #A2146667

\$220,000

3 Bedroom, 2.00 Bathroom, 1,195 sqft

Mobile on 0.50 Acres

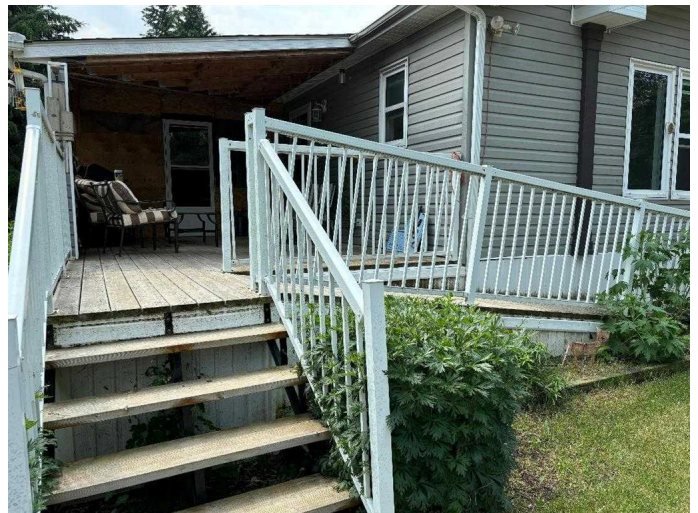
Wandering River, Wandering River, Alberta

Just reduced!! Grab it now before it's gone!!!.5.2 acre property is on the Wandering River Golf Course subdivision. Mobile home situated on a large, private, beautifully established yard. Overall this home is in very good condition. A project to upgrade flooring had been commenced, but was not completed due to unforeseen circumstances. Rugs have been removed, subflooring is ready for new flooring to be installed. Includes a 12'x28' addition/covered porch (with two storage rooms). Comes with a private well, and sewer mound. Property has several large beautiful trees and well established perennials. Property close to the community of Wandering River, where you can find a fresh garden market, ice cream stand, several gas stations/convenience stores, fire station, youth center, school, senior's center, curling rink, skating rink, playground, liquor store and much more!!

Built in 2008

Essential Information

MLS® #	A2146667
Price	\$220,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.50
Year Built	2008



Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	714035 Rr120 Lot 21
Subdivision	Wandering River
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A3M0

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Carport, Driveway
# of Garages	1

Interior

Interior Features	Pantry, Tankless Hot Water, Ceiling Fan(s), Jetted Tub, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Washer/Dryer, Electric Water Heater, Freezer, Microwave, Water Softener
Heating	Forced Air, Propane

Exterior

Exterior Features	Barbecue, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Close to Clubhouse, Few Trees, Front Yard, On Golf Course, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Wood

Additional Information

Date Listed	July 9th, 2024
Days on Market	300

Listing Details

Listing Office	PEOPLE 1st REALTY
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.