# \$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 271

## **Listing Details**

Listing Office PEOPLE 1st REALTY

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