



## Morinville Alberta

\$54,900

A GREAT STARTER HOME OR FIX & FLIP INVESTMENT PROPERTY! WHY RENT WHEN YOU CAN OWN!! CHECK OUT THIS OVERSIZED, 1475 SQ.FT+ MOBILE WITH ADDITION. HUGE SIDE YARD W/ 8X8 SHED, 10X10 DECK OUT THE BACK DOOR. 7X10 FRONT DECK/PORCH. 3 BEDROOMS, NEWER 4PC BATH, HUGE LIVING ROOM & A FAMILY ROOM WITH A MANTEL STYLE GAS FIREPLACE SPACIOUS FRONT KITCHEN WITH BIG BAY WINDOW, CABINETS GALORE OVERLOOKING A SIZEABLE DINING ROOM. LAMINATE FLOORING THROUGH OUT FULLY FENCED, LOTS OF PAVED PARKING. EXTRA NEW FLOORING AND BASEBOARDS MATERIALS & METAL ROOFING ALL INCLUDED. LOT FEES ARE CURRENTLY \$580/MONTH AND INCLUDE WATER, SEWER AND GARBAGE PICK UP. WELL MANGED HOME PARK. QUITE COUNTRY LIVING BUT STILL IN TOWN. WALKING DISTANCE TO SCHOOLS, SHOPPING, MAIN STREET OF MORNINVILLE! MINUTES FROM ST ALBERT. BRING ALL OFFERS MUST SELL! (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available  
Family room Measurements not available

Den Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.taschuk.ca/>

**RE/MAX ELITE**

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