



## Rural Leduc County Alberta

\$159,900

Affordable and full of potential, this mobile home is situated on a spacious 0.51-acre lot, providing ample room for outdoor activities or future improvements. Move-in ready with opportunities to customize to your taste, the home features 2 bedrooms and 1 bathroom with direct access to the main bedroom. A handy insulated storage shed adds extra space for tools or equipment, as well as an out-building at the rear of the property. Low maintenance yard backed by aspen poplars. Conveniently located on pavement near Warburg and just 30 minutes from Leduc, Drayton Valley, and Stony Plain, this property is perfect as a quiet retreat, investment, or starter home. (id:6769)

Living room 5.51 m X 3.98 m

Kitchen 3.36 m X 3.98 m

Primary Bedroom 3.98 m X 3.52 m

Bedroom 2 2.52 m X 3.07 m

Laundry room 2.38 m X 1.67 m

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

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