

116 Alberta Ave
Bawlf, Alberta

MLS # A2086782



\$340,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,520 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Quad or More Detached		
Lot Size:	8.67 Acres		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Metal

Basement: None

Exterior: Vinyl Siding

Foundation: Other

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Acreage in Town!!!! Yes, you read that right, 8.67 acres in the town of Bawlf that has town water and sewer. Amazing location!! This property has served the owner well with a large 32x36 shop that has power and gas and water access. The shop has a cement floor and new shingles in the last 6 years. Perfect for the mechanic that wants a shop of his own. The place was purchased and there was a 1977 mobile on site. In 1999 a couple of additions were added and in that process over 90% of the paneling was removed and drywall added. Wiring plumbing and furnace was all updated at that time as well. This home does not have the feel of a mobile home anymore with over 15 hundred square feet of space. There are 3 entrances to the home, the front has a very large screened in covered deck, the back door entrances welcomes a very large mud room, and the back entrance to the yard has a small screened in and covered deck as well. Out that door there is a beautiful spot surrounded by trees perfect for a fire pit for those perfect summer evenings in a park like setting. There is an unfinished garage that would not take much to finish and a A frame shed that could use some imagination. Some panel fences and other fenced areas on the property. If you're looking for a very unique property please take a look at this one.