



Rural Sturgeon County

55409 RGE RD 231

M: 4 R: 23 T: 55 S: 25 Q: SW

LP:

\$290,000

SP:



ACTIVE

List ID#: E4225066

Type: Manufactured Home

Style: Single Wide Mobile Home

Year Built: 1999

Full Baths: 2

Half Baths: 0

Tot A.G. SqFt: 1,512.45

Nearest Town: Gibbons

Total Acreage: 2.470

Bdrms Above: 3 **Bdrms Total:** 3

Basement: None

Basement Dev: No Basement

Tot A.G. SqM: 140.51

Escape the city and build your dream home in this beautiful 2.47-acre Sturgeon County acreage with while living in this well-maintained mobile home only a 15-minute drive from the City of Edmonton. The home features an open concept living, kitchen & dining with a private main bedroom and 4-pc ensuite, 2 additional bedrooms and a main 4-pc bathroom. The kitchen comes equipped with an island, pantry, lots of counter space and plenty of storage. This home also has a municipal water, a 3-season sunroom, and a large deck to enjoy the peace and quiet of country living. Located in Sturgeon County on a quiet country road in the Sturgeon School Division.

Directions:

Virtual Tour: <https://vimeo.com/468962006>

Brochure: <http://www.55409-RR231.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Upper:		
Finished Lvl:	1						Abv Grd:		
Fireplace:							Lower:		
Parking:	2 Outdoor Stalls, RV Parking, Stall, Tandem							Blw Grd:	
							Total A.G.:	140.51	1,512.45
Living Rm:	14.75x14.67		M	Primary	14.67x11.5	M			
Dining Rm:	14.75x7.34		M	Bedroom 2:	8.5x9.33	M			
Kitchen:	14.75x7.34		M	Bedroom 3:	9.08x8.92	M			
Family Rm:				Bedroom 4:					
Den:									
Bonus Rm:									

Flooring: Carpet, Linoleum

Construction: Prefab

Roof: Asphalt Shingles

Exterior: Vinyl

Foundation: See Remarks

Heat Type: Forced Air-1

Heat Source: Natural Gas

Site Influen: Level Land, Rolling Land, Schools, Shopping Nearby

Features: Deck, Dog Run-Fenced In, Fire Pit, R.V. Storage, Vinyl Windows

Goods Incl: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer

Goods Excl:

Restrictions: None Known

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Municipal

Swr/Septic: Septic Tank & Mound

Out Buildings:

Condo Name:

Condo Fee:

Condo Fee Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Gravel, Gravel Driveway to House

Conform:

Taxes: \$1,473.62

Lot Dimen: approx 100mx100m

Lot Shape: Square

Land Use:

Front Expos: South

Conform Year:

Tax Year: 2020