

# \$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	273

### **Listing Details**

Listing Office	PEOPLE 1st REALTY
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