

**5308 46 Street**  
**Whitecourt, Alberta**

**MLS # A2157245**



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-MHS Manuf. Home/Site Bu
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows		

**Inclusions:** None

Are you looking to get out of your rental or move out on your own? Then this is the perfect home for you! With 3 bedrooms it gives you the opportunity to rent out a room and build equity in a home. This home has plenty of room and lots of natural light with a large kitchen and dining area, a 4pc bathroom, 5pc ensuite, 3 bedrooms, a spacious living room, and its own laundry. Outside you will find a fully fenced yard with mature trees and a deck that allows you to entertain your family and friends. Located within walking distance of shopping and schools this is a must-see!