

7 4 Avenue SW
Faust, Alberta

MLS # A2172564



\$225,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,502 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RN Residential Market
Foundation:	None	Utilities:	Electricity, Natural Gas, Phone
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2x 10'x12' Sheds

This 3 bedroom home is located just minutes from the lake and marina, in a low traffic neighborhood, and sits on a beautiful fenced and gated yard with a large deck and 2 10'x12' sheds. The home has been well kept and some recent upgrades include a new furnace in 2023, and a freshly stained fence. The home features over 1500 sq/ft of living space with a huge primary bedroom with an ensuite and walk-in closet, 2 additional bedrooms, a nice sized storage room that could even function as an office, vaulted ceilings and a large kitchen. Also included with this property is the adjacent lot (9 4 Avenue SW MLS#A2172170) which offers room to grow and allows for tons of additional parking for vehicles, ATV's and RV's, or even the opportunity to remove the dividing fence and create a massive yard. Don't miss out on this one!