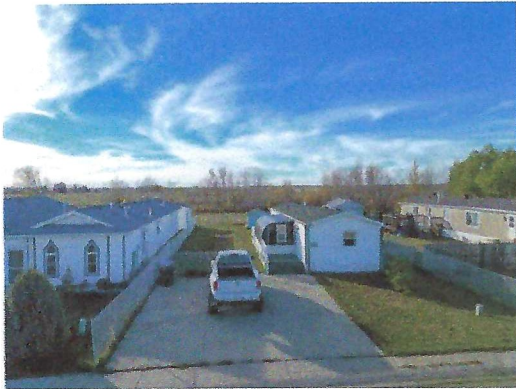




Dennis Roszell - Broker
Virtual Property Inc.
 #6, 7459 49 Ave. Red Deer, AB T4P 1N2
 Phone: 403.350.1914

5716 53 Street Eckville, AB TOM 0X0

Residential
Active **A2009667**



DOM: 24 **LP:** \$120,000.00
OP: \$155,000.00

PD:

Class: Detached **City:** Eckville
County: Lacombe County **Subdivision:** NONE
Type: Manufactured House **Ttl Beds:** 3
Levels: One **F/H Bth:** 1/0
Year Built: 1992 **RMS SQFT:** 960.00
LINC#: [0012921441](#) **LP/SF:** \$125.00
Arch Style: Mobile **Suite:** No
Possession: Immediate, Subject To Tenancy/Buyer must assume tenant and lease agreement 11/18/2022

Lot Dim: **Lot Size:** 7150 SqFt
Front Length: 16.76M 55` 0" **Lot Depth:** 39.62 M 130'
Legal Pln: 902 0549 **Blk:** 3 **Lot:** 18 **Condo:** No

Zoning: R 2 **Tax Amt/Yr:** \$1,268.39/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** E
Restrict: None Known

Public Remarks: HONEY STOP THE CAR; a home we can afford with no condo fees and no lot rent. No sign on the property. This 16' wide mobile home is in good condition: 3 bedrooms 1 bathroom and large living room. Professional 8 X 20 Sunroom addition creates a potential additional 4 season living space. The addition will need to be vented for summer use, it gets extremely hot in the summertime. This simple solution should not be difficult nor expensive. The massive landscaped yard is 55' X 130'. Exciting infrastructure upgrade on Highway 11 from Red Deer to Rocky Mountain House is well underway. Twining of highway 11 is currently past the town of Sylvan Lake in 2022, and construction is expected to carry on to Rocky Mountain House. This infrastructure investment makes Eckville a very attractive potential future growth community. Buyer must assume existing tenant and current lease agreement. The current owner will not vacate the property. Please note: This listing is being administered for auction by VPIAuctions. Sale terms: "Sold as Is where is"; "all sales are final"; 10% non refundable deposit upon being declared high bidder. Bidding starts Monday December 12, 9:00 am ends approximately Friday December 16, 2022 1:00 pm. See listing brokerage website for details.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	Mtr2	SqFt
Baths:	0	0	1	0	0	Bed Abv: 3	89.19	960.00	<u>SqFt</u>
EnSt Bth:	0	0	0	0	0	Rms Abv: 5	Total AG: 89.19	Mtr2 960.00	<u>SqFt</u>

Property Information

Basement: None **Lndry Feat:** Main Level
Heating: Forced Air, Natural Gas **Cooling:** None
Construction: Wood Frame **Fireplaces:** 0
Foundation: None **Flooring:** Carpet, Laminate, Linoleum
Exterior Feat: None **Fencing:** Partial
Roof Type: Asphalt Shingle **Balcony:** Glass Enclosed
Reports: RMS Supplements
Parking: Concrete Driveway, Driveway, Parking Pad **Total:** 2
Features: Open Floorplan, Vinyl Windows
Comm Feature: Golf, Schools Nearby, Street Lights
Lot Features: Back Yard, Front Yard, Lawn, Landscaped
Goods Include: N/A
Appliances: Electric Stove, Refrigerator
Other Equip: None
Goods Exclude: N/A

Mobile Information

Make: Shelter **Model:** 16-64-3FB1B **CSA #:**
Serial #: CSA 465165 **Mobile Length:** 60 **Mobile Width:** 16

Printed Date: 11/24/2022 12:40:26 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).