

# \$115,000 - S-16 1st Street West, Whitelaw

MLS® #A2182110

**\$115,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.38 Acres

NONE, Whitelaw, Alberta

**MOTIVATED SELLER ~ NEW PRICE**

**\$115,000.00 ! Retiring? Starting a Family? First Home? One Level Living! Check out this AFFORDABLE .36 Acre Parcel in Whitelaw Alberta. Offering a Comfortable 1999 Mobile 3 Bedroom home, 2 Baths, Easy Working Kitchen, Main Floor Laundry. This is a Considerable Sized Yard, consisting of 3 lots; Landscaped, Productive Garden, (also Saskatoons, Raspberries, Asparagus), Work Shed (16 ft.7inches x 8ft. - on skids - 7 ft x 8 ft added Cold Storage and Wood Storage), Dog Kennel, Gravel Driveway with Ample Parking! Call for a viewing Today and Letâ€™s Get you Settled into Your New Home! More photos to follow.**

**Notes: Kitchen Stove 2021, Washer and Dryer (with Storage) 2020, Furnace 1999 (Maintained), Hot Water Tank Installed 2021, Shingles 2019, Mobile Anchored. Average Power \$268.00; Average Gas \$130.00; 2024 Property Taxes for Lots 12 and 13 - \$75.42 - Lot 11 - \$684.20 Totally \$759.62. "SOLD AS IS WHERE IS; NO GUARANTEES NOR WARRANTIES"**

Built in 1999

## Essential Information

MLS® # A2182110

Price \$115,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.38
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	S-16 1rst Street West
Subdivision	NONE
City	Whitelaw
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 3T0

### **Amenities**

Parking Spaces	6
Parking	Off Street

### **Interior**

Interior Features	High Ceilings, Pantry, Soaking Tub, Ceiling Fan(s), See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, See Remarks, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Living Room
Basement	None

### **Exterior**

Exterior Features	Garden, Storage, Kennel, Misting System, Other
Lot Description	Back Lane, Back Yard, Few Trees, Garden, Fruit Trees/Shrub(s), See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed, Metal Frame

Foundation                      Block, Wood

**Additional Information**

Date Listed                      December 2nd, 2024  
Days on Market                139  
Zoning                              HR

**Listing Details**

Listing Office                    Grassroots Realty Group Ltd.

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