

\$107,555 - 1 West Loop, Joffre

MLS® #A2096236

\$107,555

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Mobile on 0.00 Acres

NONE, Joffre, Alberta

NEW SHINGLES JUST INSTALLED! !!!
BEAUTIFULLY KEPT 3 BEDS, 2 BATHS
TRIPLE A MOBILE LOCATED ON ONE OF
THE LARGEST LOTS IN THE PARK &
FEATURING A PAVED BACK DRIVEWAY &
A 12X40 COVERED DECK, THIS IS A MUST
SEE! Located in the Hamlet of Joffre and only
minutes away to both Red Deer, Lacombe &
Blackfalds (also easy access to Ponoka, Clive
& Alix this great mobile is the perfect choice for
those looking for both affordable & quiet
peaceful living & it's perfect for Nova
Chemicals employees.. The inside offers 3
beds(one currently used as an office), 2 full
baths, the kitchen with lots of cabinets, dinning
area & the laundry room with stackable washer
& dryer. Some of the upgrades include new
paint, new hot water tank about 5 years ago,
upgraded fridge, washer & dryer, thermo
windows, & a screened in deck (perfect for
those hot summer days while it provides
protection from the elements-the deck framing
is steel) . The mobile is movable and is
anchored with cables into the ground. It was
also fully skirted . Then the deck was added &
is covered to the ground on the three areas
that are visible. The east south & west sides.
The mobile is on blocks with cable anchors
through frame into ground. There is a hitch if
wanted to move. It was unscrewed from frame
& sits on the gravel & plastic underneath
mobile. The area around the bathroom has
extra tarping underneath for added protection
in winter. The sewer pipes are insulated & the



water lines have heat tapes. The beautiful backyard has been lovingly maintained by the present owner & offers 2 sheds & storage space. There are also great neighbors which makes it such a safe place to live all year round. Please note that the property taxes are \$252/year 2022 and are included with the monthly lot fees. The garbage, water & sewer are also included in the lot fees. GREAT OPPORTUNITY, DON'T LET IT PASS YOU BY! The deck lattice is currently enclosed with plastic for the winter & insulated outside tap as well! The 2 sheds closer to the mobile are also staying, The wood one has 2 shelves that go down one side & wrap to the back. The rest of area is open. The other shed is metal with wood floor & is fully open area.

Built in 2002

Essential Information

MLS® #	A2096236
Price	\$107,555
Sold Price	\$107,555
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	2002
Type	Mobile
Sub-Type	Mobile
Style	Park Model
Status	Sold

Community Information

Address	1 West Loop
Subdivision	NONE
City	Joffre
County	Lacombe County

Province	Alberta
Postal Code	T4L 2N2

Amenities

Parking	Off Street, RV Access/Parking
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Interior

Appliances	Built-In Refrigerator, Dishwasher, Microwave, Stove(s), Washer/Dryer Stacked
Heating	Forced Air

Exterior

Roof	Asphalt Shingle
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Additional Information

Date Listed	December 2nd, 2023
Date Sold	January 19th, 2024
Days on Market	48
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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