

\$65,000 - 61, 4922 Womacks Road, Blackfalds

MLS® #A2130393

\$65,000

2 Bedroom, 1.00 Bathroom, 1,024 sqft

Mobile on 0.00 Acres

Broadway Village Mobile Home Park,
Blackfalds, Alberta

Now showing on Broadway, #61 4922 Womacks Road. Showing schedule, weekdays 430pm to 830pm. Weekends it's show, show, show. Thoroughly detailed, painted and upgraded to a safe, warm, place to park everything you got, right here.. Fifteen day possession is possible if you're a mover and a shaker and need something chop, chop. Insulated, drywalled, upgraded kitchen cabinets everywhere, in an open kitchen with butcher block counter feature everywhere. Modern day appliances is all included in this price. Flooring has a great install of laminate flooring and updated interior paint is a nice neutral so you can still put your spin on it, your way. A nice clean updated bathroom with jetted tub and tiled splash guard surrounding, washer and dryer located in bathroom for convience., Primary bedroom located at the back of home and can accommodate a bedroom suite quite easily. Second bedroom currently is a office bedroom combo, but the great 8' x 16' factory addition would make a perfect second or even a third bedroom if you're looking at housing for a young family on a tight budget. Furnace and duct work squeaky clean, new upgraded insulation blanket attached underneath home for heat loss prevention and natural gas heating costs in check. Old heat tape removed and brand new heat tape installed. All old dated skirting removed and replaced with new vinyl skirting around the whole perimeter of the home. New,



sparkly, frost free, exterior faucet for your garden hose benefit. Pad rent of \$630/month includes water costs, garbage costs and sewage costs. This pad is one of the best pads in the park. Directly behind this home is a wonderful playground for the kids or the grand kids when they visit. Sturdy newer deck faces the south and open to the west for lounging, sun worshipping or barbequing. Bring your Hoe, and get dirty in the workable garden, full of great looking topsoil that will grow anything. Perfect totally fenced back yard for your furry kids safety and fun. Pet friendly park with park approval for occupancy. Huge paved, off street, dual parking to keep your ride safe and dent free. Free garden shed with successful purchase. Broadway Village is a great mobile home park and is located a short walk to all amenities and the Sports Complex. Blackfalds is a wonderful place to invest your hard-earned savings into.

Built in 1975

Essential Information

MLS® #	A2130393
Price	\$65,000
Sold Price	\$60,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	0.00
Year Built	1975
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	61, 4922 Womacks Road
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Subdivision	Broadway Village Mobile Home Park
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Paved

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Fireplaces	None

Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding, Wood Frame
Foundation	None

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 17th, 2024
Days on Market	8
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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