# \$109,900 - 4905 49 Avenue, Wanham

MLS® #A2143967

## \$109,900

3 Bedroom, 1.00 Bathroom, 1,532 sqft Residential on 1.48 Acres

NONE, Wanham, Alberta

Acreage like setting within the hamlet of Wanham on 10 separately titled lots, amounting to 1.48 Acres. Large mobile home with tin roof, wood burning stove, 2 additions & 16x22 garage. Home has great bones with 3 potential bedrooms, and one full bathroom as well as 2 living areas. Outside there are several storage buildings, an abundance of wild flowers, trees, raised garden beds, concrete pond and several water/power hookups to have your friends bring their RVs and camp. A very nice property, just 55 minutes from Grande Prairie.



Built in 1978

#### **Essential Information**

MLS® # A2143967
Price \$109,900
Sold Price \$100,000
Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 1,532 Acres 1.48 Year Built 1978

Type Residential
Sub-Type Detached
Style Mobile
Status Sold

## **Community Information**

Address 4905 49 Avenue

Subdivision NONE

City Wanham

County Birch Hills County

Province Alberta
Postal Code T0H 3P0

### **Amenities**

Parking Spaces 10

Parking RV Access/Parking, Single G

## Interior

Interior Features Built-in Features, Laminate (

Appliances Electric Stove, Refrigerator, V

Heating Forced Air, Wood Stove

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

#### **Exterior**

Exterior Features Awning(s), Private Yard, RV

Lot Description Corner Lot

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Piling(s)

### **Additional Information**

Date Listed June 24th, 2024

Date Sold September 10th, 2024

Days on Market 78

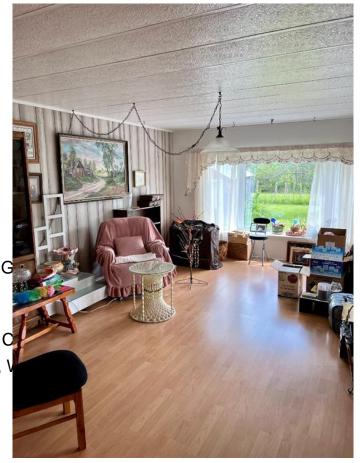
Zoning Residential Hamlet

HOA Fees 0.00

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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