

**66, 4922 Womacks Road  
Blackfalds, Alberta**

**MLS # A2321241**



**\$210,000**

|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Blackfalds MHP                       |               |                  |
| <b>Type:</b>     | Mobile/Manufactured House            |               |                  |
| <b>Style:</b>    | Mobile Home-Single Wide              |               |                  |
| <b>Size:</b>     | 1,044 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Front Drive, Off Street, Parking Pad |               |                  |
| <b>Lot Size:</b> | -                                    |               |                  |
| <b>Lot Feat:</b> | -                                    |               |                  |

|                    |                         |                   |   |
|--------------------|-------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | - |
| <b>Floors:</b>     | Vinyl Plank             | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Mixed, Vinyl Siding     | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Piling(s), Wood         | <b>Utilities:</b> | - |

**Features:** Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 Outdoor Sheds

BRAND NEW - SRI HOMES Regent Great 2 bedroom home with 2 full (4) piece bathrooms. Nice open design with cathedral ceilings in the kitchen, dining, living rooms. Includes fridge, stove, dishwasher and microwave and window coverings.. Front and Rear decks and property will be fully landscaped yard with parking pad prior to possession. Includes a high efficiency gas furnace and electric hot water tank. Insulated for our winters with R22 walls,R40 Ceiling and R48 floors. Insulated front and rear steel exterior doors and exterior coach lights. 2 Exterior Sheds included.