



## 92 Grass River - \$99,000.00

### 3 Bedroom - Mobile Home Manasan Park - 02/06/6452

*Very well maintained!  
Great starter home located in quiet cul de sac!*



**Kitchen** - Bright and modern! Open concept and great flow. Plenty of freshly painted wood cupboards and counter space. Tile backsplash and stainless steel appliances. Double sinks and built-in dishwasher. Laminate flooring.

**Living Room** - Spacious with tons of natural light pouring in. Cathedral ceilings and newer laminate flooring.

**Bedrooms** - 3 bedrooms. Large master bedroom fits king size bed and large wall-to-wall closet space. 2nd and 3rd bedroom all feature newer laminate flooring.

**Bathroom** - 4 piece main bathroom is renovated and modern. Vinyl flooring. Large vanity and deep soaker tub.

**Yard** - Yard is a good size. Landscaped and fenced near the treeline.

**Garage** - Single detached garage is insulated and wired. Concrete pad.

**Extras** - Very well maintained home. Walking distance to local parks. Low property taxes!



Manufacturer- Altona Homes, Prairie estates LTD.  
Model # 1476-1  
Serial # 2209  
CSA 85-03694



Age: 1987  
Lot Size: 45x120 (5400 SqFt)  
House Size: 1008 SqFt  
Taxes: \$1,786.24 Gross 2020 (\$1,086.24)  
Heat: EPP Approx 190.00 / month  
Possession: TBA



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is not warranted to be so.

