

# \$85,000 - 4608 56 Street, Two Hills

MLS® #A2203208

## \$85,000

3 Bedroom, 2.00 Bathroom, 1,227 sqft  
Residential on 0.10 Acres

NONE, Two Hills, Alberta

Why pay rent? Manufactured Home with excellent floorplan comes with a large well-developed Lot. Long covered deck, and heated porch. Perfect design for a large family and comes with 4 main appliances, plus Brand New Vinyl Plank & Carpet Flooring. This large 3 bed, 2 bath home has great curb appeal, nice lawn, and an oversized front concrete parking pad. Upgraded Vinyl Siding, new window/door, and metal roofing. NO monthly lot fees - you will Own the Home & the Land! Quiet relaxing neighborhood and peaceful community to enjoy. Choice of Schools, good Hospital, groceries, hardware stores & more. Come have a look and see this very affordable home for yourself!

Built in 1984

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2203208                |
| Price          | \$85,000                |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,227                   |
| Acres          | 0.10                    |
| Year Built     | 1984                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4608 56 Street              |
| Subdivision | NONE                        |
| City        | Two Hills                   |
| County      | Two Hills No. 21, County of |
| Province    | Alberta                     |
| Postal Code | T0B 2K0                     |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Off Street, Parking Pad  |

## Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Open Floorplan                       |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Basement          | None                                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Other                    |
| Roof              | Metal                    |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Block, Wood              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 54               |
| Zoning         | R1               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.