

**Single Family**

**5017 43 ST**

**Partial Listing**

**(LP)**



<b>Area/City</b>	Drayton Valley	<b>List Date</b>	4/27/2023	<b>Temp-3260</b>
<b>Community</b>	Drayton Valley	<b>Pending Until</b>		
<b>Postal Code</b>	T7A 1B8	<b>Time Clse/Hrs</b>	/	
<b>Zone</b>	90	<b>Conform Report</b>	TITLE /	
<b>Building Type</b>	Detached Single Family	<b>Tax Amt/Yr</b>	\$2,290.03 / 2022	
<b>Year Built</b>	1978	<b>Restrictions</b>	None Known	
<b>Style</b>	Double Wide Mobile Home			
<b>Plan/Blk/Lot</b>	3161RS / 52 / 3			
<b>Unit/UF</b>	/	<b>Baths/Ensuites</b>	3.0 / 1	
<b>Linc #</b>	0015347909	<b>Beds/Beds Ab.</b>	5 / 3	
<b>Title to Land</b>	Fee Simple	<b>Add'l Rms</b>	0	



**Double Wide Mobile home on Concrete Foundation with legal suite Age 1978 Neonex Double Wide Model 24x60 109s Serial # ANH14-65922**

Rare opportunity to own a private acre within town limits on municipal services with both a home and shop. This treed lot has a double wide mobile home on concrete foundation with permitted secondary suite at ground level entry. The detached shop has an oversized 10 ft door and is heated to use as a workshop or garage. The home has 3 large bedrooms upstairs with a full bath and 3 piece ensuite. Kitchen area has a built in dishwasher, fridge and stove and you get euro style stacked laundry on the main. The lower level has large windows, 2 bedrooms, one 3 piece bathroom, basic kitchen with fridge & stove, living room/dining room, full laundry room/utility room with 2 furnaces & 2 Hot water tanks. The shop has sections and mezzanine area. 2 storage sheds stay with the property. This location is perfect for a family. Close to schools, parks, pathways and very central. There are no neighbours to the rear of the property nor to the South. This property is going to timed Auction June 24-27 through TEAM Auction.

Living Room	M	Bedroom 3	M	Bath	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	M	Bedroom 4	L	1	M	4	No	Main Level		
Kitchen	M	Bedroom	L	2	M	3	Yes	Upper		
Family Room		Second Living	L	3	L	3	No	Above Grade		
Den		Second Kitchen	L	4				Lower Level		
Bonus Room				5				Below Grade		
Primary Bedroom	M			6				Total A.G.	132.97	1,431.29
Bedroom 2	M			7				Finished Lvl's	2	

<b>Heat Source</b>	Natural Gas	<b>Heat Type</b>	Forced Air-2	<b>Basement</b>	Full	/	Fully Finished
<b>Roof</b>	Asphalt Shingles			<b>Separate Ent.</b>	Yes	<b>2nd Suite</b>	Yes <b>Permit</b> Yes
<b>Foundation</b>	Concrete	<b>Constructio</b>	Prefab	<b>Garden Suite</b>	No	<b>Garage Suite</b>	No
<b>Exterior</b>	Metal			<b>Front Exp.</b>	W	<b>Lot Shape</b>	Rectangular
<b>Features</b>	Hot Water Natural Gas, Walkout Basement, Workshop			<b>Lot SqM</b>	3,902.05	<b>F x D (m)</b>	30.48 x 128.02
				<b>Zoning</b>	R-ACG	<b>Tot. Ac.</b>	
				<b>Flooring</b>	Carpet, Laminate Flooring, Linoleum		

**Goods Incl.** Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds, Garage Heater

**F/P** F/P Fuel  
**F/P Type**  
**HO** No **Fee** **Sched**  
**Fee Incl**

**Goods Excl.**  
**Site** Flat Site, No Back Lane, No Through Road, Playground Nearby, Schools, Treed Lot

**Warranty**  
**Rd** Paved

**Parking** **Tota** Heated, Insulated, Over Sized, RV Parking, Shop  
**Encl**

Condo Name	Schedule	Floor Location	Floor #	# Floors
Condo Fee		Unit Exp.	Balcony/Terrac	Elevator
Fee Includes		Park Plan	Desc/Unit/U	/ /
		Stall #	Encl. Park	Min. Age
		Titled Storage	Strg Unit #	
		Prop Mgmt / #		/

<b>Seller Name</b>	David & Susan Schwindt	<b>Appointment</b>	Call Lister	<b>Appt</b>	Colleen
<b>List Agent 1</b>	Colleen B Schoeninger - Ph: 780-514-6897			<b>Appt Ph#</b>	780-514-6897
<b>Agent Email</b>	colleenschoeninger@gmail.com			<b>Occupanc</b>	Vacant
<b>List Office 1</b>	RE/MAX Vision Realty - Off#: 780-542-4040	<b>Ownership</b>	Private		
<b>List Agent 2</b>		<b>Possession</b>	7/27/2023 <b>Days</b>	<b>Notes</b>	
<b>List Office 2</b>		<b>Input Date</b>	4/11/2023 2:28 PM	<b>Expiry Date</b>	6/27/2023 <b>DOM</b>
<b>Co-Op Comm</b>	0	<b>SRR Y/N</b>	No <b>Exclusion</b> No	<b>Excl. Date</b>	<b>CDOM</b>

<b>Terms of Cond</b>	<b>Buyer Agent 1</b>
<b>Sold Date</b>	<b>Buyer Office 1</b>
<b>Sold Price</b>	<b>Buyer Agent 2</b>
<b>Completion Date</b>	<b>Buyer Office 2</b>