

# \$62,500 - 26, 5404 42 Street, Innisfail

MLS® #A2231238

**\$62,500**

2 Bedroom, 2.00 Bathroom, 924 sqft

Mobile on 0.00 Acres

Westwood, Innisfail, Alberta

Big value with even bigger potential. A 1978 Fleetwood mobile home in Westwood manufactured mobile home park. The mobile home measured up to be 14'x66', solid, clean, well built addition with wood burning stove measured up to be 16'x12', east facing front, freshly painted deck is 8'x8', back deck facing south west is 12'6"x 11'6", carport measured up to be 19'4"x 9'10", back porch measured 11'x8", garden shed #1 is 12'x8', garden shed #2 is 10'x8', 3rd garden shed is oddly cool and round. Newer refrigerator, newer stove, newer washing machine, newer stick and peel linoleum in kitchen, living room has carpet. The primary bedroom offers a cheater door to a 4 piece bath, bedroom #2 has it's own 3 piece ensuite and most windows upgraded over the years to a vinyl window. If you're looking for affordable living that has a little extra square footage and you get a carport, numerous sheds, 2 decks, fenced yard and the wonderful small town feel of Innisfail, Alberta, then you should look at this home. Home needs shingles, pet friendly park with park approval. Seller is in a great position to accomodate a buyer's quick possession. Current pad rent will be approximately \$705/month and includes garbage, sewer, water, park care and upkeep. Home is ideal for young peoples starting out, perfect place to retire or if you just need to bounce into a new atmosphere with new surroundings this might be where you want to be.



Built in 1978

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2231238                |
| Price          | \$62,500                |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 924                     |
| Acres          | 0.00                    |
| Year Built     | 1978                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26, 5404 42 Street |
| Subdivision | Westwood           |
| City        | Innisfail          |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4G 1S2            |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Carport, Off Street, Parking Pad |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                                           |
| Appliances        | Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Wood Stove, Wood                                         |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Yard, Storage, Rain Barrel/Cistern(s)  |
| Roof              | Asphalt Shingle                                |
| Construction      | Metal Siding, Mixed, Vinyl Siding, Metal Frame |

## Additional Information

Date Listed June 16th, 2025

Days on Market 15

## **Listing Details**

Listing Office Maxwell Real Estate Solutions Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.