

\$122,500 - 4812 50 Avenue, McLaughlin

MLS® #A2174757

\$122,500

2 Bedroom, 2.00 Bathroom, 1,280 sqft
Residential on 1.28 Acres

McLaughlin, McLaughlin, Alberta

A spacious 1.3 acre lot right in the quiet community of McLaughlin is a beautiful spot to live. This well cared for 1987 mobile is situated on this large piece of land which was previously multiple lots but is now on one title. Upgrades include a brand new septic tank (2024), shingles, siding and furnace. The home is properly anchored, insulated and skirted around the base. There is lots of room for garages, workshops, gardens and privacy for every home buyer. The 1,280 SF home has 2 large bedrooms and 2 full baths, a full dining room which is open to the kitchen and big living room. Small town country living is available at a great price in the charming community of McLaughlin.

Built in 1987

Essential Information

MLS® #	A2174757
Price	\$122,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	1.28
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home



Status	Active
--------	--------

Community Information

Address	4812 50 Avenue
Subdivision	McLaughlin
City	McLaughlin
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2Y0

Amenities

Parking Spaces	6
Parking	Gravel Driveway, None, Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	None

Additional Information

Date Listed	October 22nd, 2024
Days on Market	286
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.