

# \$69,000 - 5028 53 Avenue, Girouxville

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MLS® #A2219040

**\$69,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.16 Acres

NONE, Girouxville, Alberta

Small town, affordable living in quiet Girouxville, Alberta. This 1981 mobile home is ready for a new owner. At one end are two bedrooms and a full bathroom, then an eat-in kitchen that flows into the living room and a laundry room. On the opposite end of the home is a master bedroom with a 4-piece bathroom. Upgrades include a newer furnace and hot water tank, roofing shingles, plumbing, and paint. Outside, there is plenty of room for a garden and a parking area. Text or call to arrange a viewing.

Built in 1981



## Essential Information

MLS® #	A2219040
Price	\$69,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 5028 53 Avenue

Subdivision	NONE
City	Girouxville
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1S0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Res

### Listing Details

Listing Office	Royal LePage Valley Realty
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