

# \$150,000 - C 30 6402 52 Av (poplar Ridge Mhp), Drayton Valley

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MLS® #E4407133

**\$150,000**

3 Bedroom, 2.00 Bathroom, 1,499 sqft

Land Lease Community on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Enjoy having a huge, privacy fenced yard that backs onto a treed field! The 20 ft wide modular was custom designed by the owner with lots of extras. Ceilings are vaulted, upgrades include new hot water tank in 2020, dryer & dishwasher in 2023, & new shingles in 2022. The full-length deck has 2 gas outlets for a barbeque & portable heater. The large kitchen with pantry has high quality cabinets & back splash. The design is unique, you have a huge family room as well as a Livingroom. There are 3 roomy bedrooms. You could take part of the family room & make into a 4th bedroom if needed. This is a great yard for a family with it being one of the largest yards in the Mobile home park. Must see! CAN BE MOVED OUT OF PARK AS AN OPTION AS WELL.



Built in 2012

## Essential Information

MLS® #	E4407133
Price	\$150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,499

Acres	0.00
Year Built	2012
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	C 30 6402 52 Av (poplar Ridge Mhp)
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1N4

### Amenities

Parking	2 Outdoor Stalls
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	September 18th, 2024
Days on Market	214
Zoning	Zone 90

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Listing information last updated on April 20th, 2025 at 8:17am MDT