

# \$90,000 - 112 3 Avenue, Alliance

MLS® #A2238932

## \$90,000

3 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0.13 Acres

NONE, Alliance, Alberta

What a lovely home this newly placed 1767 sq ft mobile is, sitting on its own lot in Alliance. It was built in 1985, has three bedrooms, two bathrooms and an addition with covered deck. The addition has a roof built right from the pitch to the edge of the addition. There have been upgrades to the home as in new windows, newer furnace, decking and tin roof. The home has been put on engineered blocking with 6 tie downs, skirted and ventilated. The front deck is 10x15 and back deck is 31x15 and has have been beautifully done with a rustic look to enjoy the outdoors. The house is ready for that couple or family who don't need a basement. All work done has passed inspection and has been done with the necessary permits.

Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238932    |
| Price          | \$90,000    |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,767       |
| Acres          | 0.13        |
| Year Built     | 1985        |
| Type           | Residential |



|          |                         |
|----------|-------------------------|
| Sub-Type | Detached                |
| Style    | Double Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 112 3 Avenue     |
| Subdivision | NONE             |
| City        | Alliance         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 0A0          |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking   | Off Street                                                                                         |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Jetted Tub, Vaulted Ceiling(s)                                   |
| Appliances        | Built-In Oven, Dryer, Electric Cooktop, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | Wall Unit(s)                                                     |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Family Room, Wood Burning, Free Standing                         |
| Basement          | None                                                             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Rain Gutters                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Metal                            |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Block, Piling(s)                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 112             |
| Zoning         | R1              |

### Listing Details

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