

**016 Maplewood Ave ( Railway Ave)  
Watino, Alberta**

**MLS # A2159790**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.95 Acre		
<b>Lot Feat:</b>	Garden, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-77-24-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	municipal residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** 5 sheds, green house, window coverings

This great property has gorgeous yard with trees, flower, decks, and even a water fall. It is located on the Smoky River, at Watino. You have an amazing private river access with trail cleared through the bush to the river, and a road to the bridge. The yard has been meticulously maintained, and is move in ready. You have a beautiful 4 bedroom manufactured home with large kitchen with tonnes of cupboards and cabinets, and even has a pantry. The bright living room is open to the deck and kitchen and dining area. The master bedroom features a huge walk in closet, and great en suite. The other 3 bedrooms are at the other end and are a good size. Outside you have 2 amazing decks, to capture the sun or the shade, and lovely waterfall down the hill. With just under 1 acre you have lots of room for your amazing garden, and still room to play. The property boasts a 30 x 30 garage with new shingles in 2023, 4 sheds, its own shallow well, and the septic pumps into municipal sewer. This property has tonnes of parking, and is close to the club house. There is bussing to school, and you are not far from Falher where you will have all the amenities. Smoke free, pet free home... Call to view today!