

# \$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
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## 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	RV Access/Parking, Gravel Driveway, None, Off Street

## Interior

Interior Features	Kitchen Island, Ceiling Fan(s)
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	Lawn, Back Yard, Front Yard, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	None

## Additional Information

Date Listed	October 22nd, 2024
Days on Market	309
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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