

# \$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

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

### Interior

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

### Additional Information

Date Listed October 22nd, 2024  
Days on Market 168  
Zoning R1

### Listing Details

Listing Office MUSGRAVE AGENCIES

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