

\$450,000 - 174 Pine Lane, Conklin

MLS® #E4393456

\$450,000

4 Bedroom, 2.00 Bathroom, 1,167 sqft
Single Family on 2.23 Acres

Conklin, Conklin, AB

HOME WITH HEATED SHOP! This fully furnished 4 bdrm, 2 bath home is located close to TROPHY FISHING LAKES and major oilfield job sites. This home has AIR CONDITIONING and 2 large outdoor decks and an attached storage shed. Two outbuildings are an electrical building and a pump house. Property has a 30x50 heated shop w/14' overhead door, power garage door opener and a concrete floor to store your "toys". TURNKEY home includes all furniture, appliances, BBQ, dishes, linens, etc. Yard is approx. 2 acres with 1.5 acres graveled. Yard lighting and motion sensor lights, plus a row of plug-ins at rear of yard. Excellent wifi and cell service. Newly paved road and sidewalk in front of property, plus a fire hydrant at the property line. New Municipal water & sewer services to property line. Currently being serviced by water cistern and septic holding tank. Conklin has a Multiplex sports facility, convenience store, gas bar, hotel, restaurant and bar.

Built in 2016

Essential Information

MLS® #	E4393456
Price	\$450,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	2.23
Year Built	2016
Type	Single Family
Sub-Type	Manufactured Home
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	174 Pine Lane
Area	Conklin
Subdivision	Conklin
City	Conklin
County	ALBERTA
Province	AB
Postal Code	T0P 1H1

Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Shop

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Furniture Included, Garage Opener, Satellite TV Dish, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, No Back Lane, Not Fenced
Roof	Asphalt Shingles

Construction Modular, Vinyl
Foundation Piling

Additional Information

Date Listed June 19th, 2024
Days on Market 294
Zoning Zone 60



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