

## \$199,000 - #9 Crescent Drive, Fort Assiniboine

MLS® #E4450231

**\$199,000**

2 Bedroom, 1.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Fort Assiniboine, Fort Assiniboine, AB

Comfortable and affordable, this 2 bedroom mobile and addition have a lot to offer. Perfect for retirees or first timers. The mobile is in great condition and it has been substantially upgraded with new shingles, windows, insulated skirting, furnace, toilet and flooring. The addition serves as a front and rear entrance and has a covered porch on the front and rear as well. It has a pellet stove in it which makes the whole home cozy in the winter. Set on a double sized lot it allows lots of room for entertaining, gardening, RV's and storage. The fenced yard needs to be seen to be appreciated. The finished shop completes the property with high walls and plenty of room for your hobbies or vehicles. Come and enjoy the peace in Fort Assiniboine!

Built in 1998

### Essential Information

MLS® #	E4450231
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,119
Acres	0.00
Year Built	1998



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#9 Crescent Drive
Area	Fort Assiniboine
Subdivision	Fort Assiniboine
City	Fort Assiniboine
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

### Amenities

Amenities	Deck, Fire Pit, Front Porch, R.V. Storage, Vinyl Windows, Workshop
Parking	Heated, Shop

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Wood Stove, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Vinyl
Exterior Features	Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Vinyl
Foundation	Block

### Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	Zone 70

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