

# \$114,900 - 4812 50 Avenue, McLaughlin

MLS® #A2264409

**\$114,900**

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® #         | A2264409                |
| Price          | \$114,900               |
| 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, Irregular Lot, Lawn, Treed |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | None                                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 1                  |
| Zoning         | R1                 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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