



10113 99 Street , Nampa, Alberta - \$320,000



Main Photo

Property Description

Located in the charming village of Nampa, just 20 minutes from Peace River, this 2022 modular home offers modern living in a peaceful setting. Boasting 1,672 square feet, this spacious home features 4 bedrooms and 2 bathrooms, perfect for families or those seeking extra space. Key Features - Large Lot- Situated on a generous approx 60 x 160 yard, offering plenty of outdoor space.

Covered Veranda Deck - Enjoy relaxing on the large covered veranda deck, perfect for entertaining or unwinding. Partially Fenced Yard - Ideal for pets or children to play safely and with minimal work to completely enclose. Low Taxes and Water Rates - Enjoy the benefits of living in Nampa with its low municipal costs saving you thousands of dollars over the life of the home - money that can be well used in other areas. Some warranty remaining on the home, providing peace of mind for the new owner. This home is so new its almost brand new and since its so new all the features have years of life - appliance, furnace, hot water tank, air exchange unit, shingles and with the central air conditioning you are able to



relax on the hot nights in the comfort of your home. This almost-new home combines modern amenities with the charm of village life. Don't miss out on this exceptional property! The sign is up!! Call today!!

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