7 Marion Trailer Park

Wainwright, ON. P8N 3G2

$134,900







MLS#: X13861858
Style: Mobile
Year Built: 2005
Total Sq/Ft: 1158 +/-
Lot Rental: $400/Month
Bedrooms: 3
Bathrooms: 2
Assessment: Unknown
Property Tax: $190/Yr (EST)
Tax Year: 2026
Electricity Costs: $143/Month EB
Heating Costs: $1500/YR
Heat System: Propane Forced Air
Electrical: 200 AMP
Water: Well (Park)
Sewer: Septic (Park)
Hot Water Tank: Owned
Foundation: Steel Frame/Block
Basement: None
Roof: Shingles (2026)
Exterior Finish: Vinyl
Driveway: Gravel
Road Surface: Gravel

7 Marion Trailer Park.

Beautiful mobile home located in a quiet park. One of the most sought-after trailer court lots you will find, tucked away in the back with a view of the forest, a fire pit, and a well-landscaped yard. 1158-square-foot mobile home with 3 spacious bedrooms, 2 full bathrooms, and an open-concept kitchen/living/dining area that will make you feel right at home! Bonus 12' x 20' storage shed, with a lean-to attached on either side for extra storage. New shingles (Spring 2026). Propane furnace (+/- 5 yrs). Central air (+/- 5 yrs). For those looking for comfort, space, modern affordability, and low maintenance, this could be the perfect solution! Comes with fridge, stove, microwave, washer, dryer, 2 sofas, and 1 bed. Lot Rent $400/Month includes, water/septic/garbage. Additional $190+/- Taxes annually.

LISTING AGENT



Brandon Wheatley

1-807-323-4663 Cell
brandon.wheatley@screalty.on.ca

Sunset Country Realty
72 A Van Horne Avenue
Dryden, ON P8N 2B1
1-807-223-3245

www.screalty.on.ca

7 Marion Trailer Park


















7 Marion Trailer Park

**Not to scale



Ontario **Ministry of Natural Resources**

Make a Topographic Map

Notes:

Lot 7 Marion Trailer Park



Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail
- Bruce Trail
- Greenbelt Route
- Rideau Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major — Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.1 km

Projection: Web Mercator



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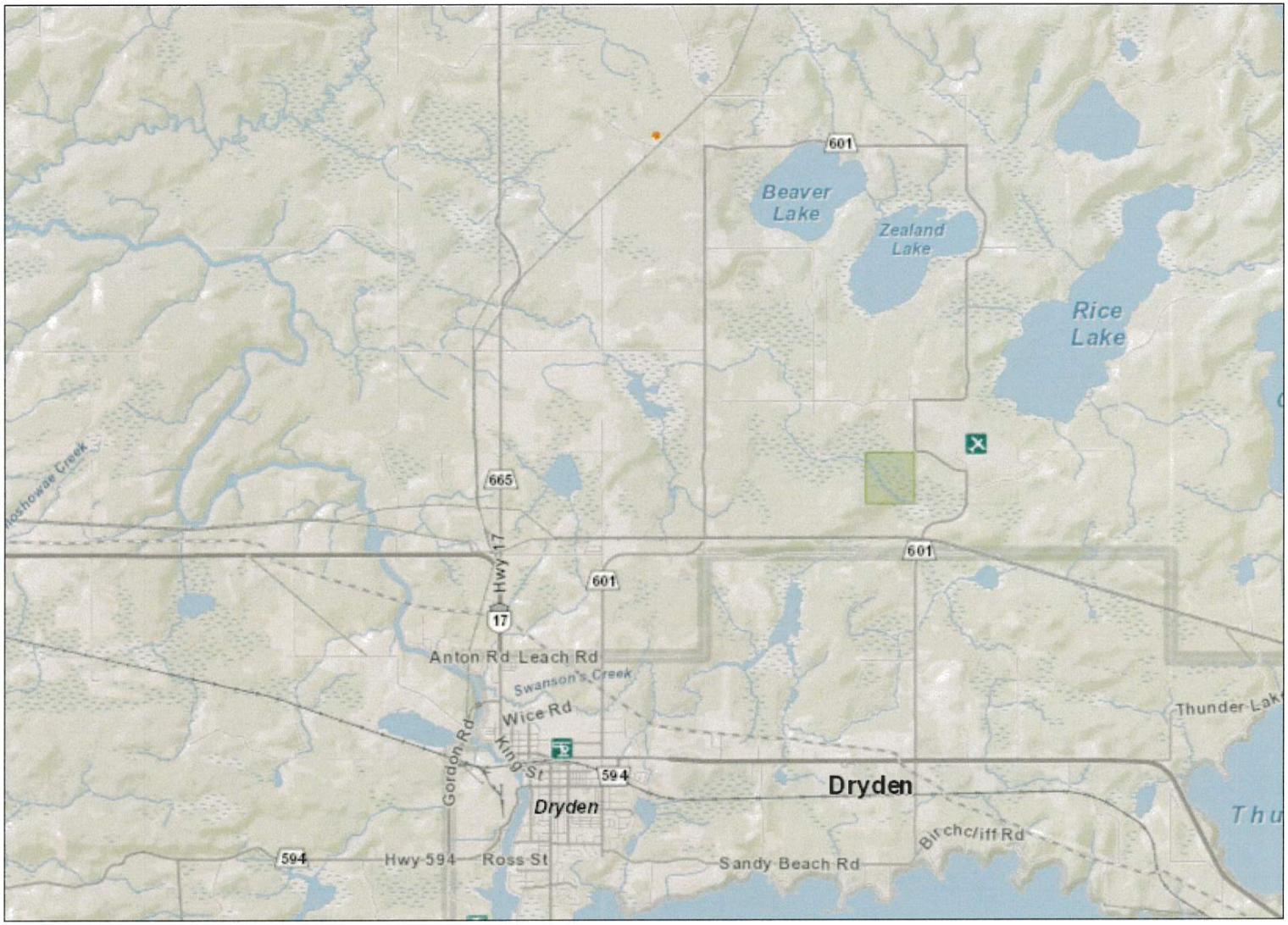
Lot 7 Marion Trailer Park



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