



**GRASSROOTS**  
REALTY GROUP

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**39 Southridge Crescent  
Didsbury, Alberta**

**MLS # A2229309**



**\$324,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Concrete Driveway, Front Drive, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** storage shed, wood shed

Here is a great set-up for first time buyers or downsizers out there. This mobile home on concrete pilings, with an addition, has had extensive renovations in recent years both inside and out! The front door leads into the addition which is a flex room that is currently used as a large dining room. It has a wood burning stove that helps keep the place nice and cozy in the winter. With 2 bedrooms and 2 baths this home is all set. Interior upgrades in recent years include: new hot water tank, new dishwasher, newer stove, newer faucets in kitchen and baths, newer custom blinds and various plumbing upgrades. Exterior upgrades include: concrete driveway, all new stucco exterior, some newer vinyl windows, new insulation and heat tape on main water line, and the belly bag was recently inspected and minor repairs completed. Outside you'll enjoy the green space just over your back fence, a large storage shed with power and a wood shed. A good sized yard with firepit and a carport to shelter your vehicle when that dreaded season comes upon us. Call your favourite realtor and come have a look!