



GRASSROOTS
REALTY GROUP

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**331 Armstrong Street
Carmangay, Alberta**

MLS # A2236355



\$219,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	968 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Metal Siding	Zoning:	N/A
Foundation:	None	Utilities:	-
Features:	No Smoking Home		

Inclusions: 3 sheds

Nestled in the charming village of Carmangay, just a short drive from Lethbridge, this lovely home offers a perfect blend of small-town tranquility and modern convenience. With easy access to local amenities and nearby outdoor recreation at Little Bow Provincial Park, this property is ideal for anyone looking to enjoy a peaceful lifestyle surrounded by Alberta's natural beauty. Very Clean & Homey 2-Bedroom Mobile Home on a Corner Lot! ?? This well-kept home is located on a spacious corner lot surrounded by mature trees and features two single detached garages—a rare bonus! Enjoy the bright and spacious living area filled with natural light from large windows. The dining space includes built-in cabinetry for added convenience. The primary bedroom offers a walk-through to the 4-piece bathroom and features a cozy corner walk-in closet.