



GRASSROOTS
REALTY GROUP

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429 HOMESTEAD Trail SE
High River, Alberta

MLS # A2241932



\$184,900

Division:	Central High River		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,664 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	See Remarks, Vinyl Siding
Foundation:	Other
Features:	Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Storage shed

Welcome to 50+ living in this adult community designed with seniors in mind. This single wide mobile home with a generous addition creates a unique floor plan boasting a lovely living/ TV room overlooking the deck, a 4th bedroom (currently used as an office), and a generous foyer complete with large coat closet and ample seating to conveniently change footwear. The irregular shape of this front entry accommodates space to welcome several guests at one time. The original living room is now a semi-formal dining room, featuring a west facing large window, carpet flooring, and French doors to the adjacent living room. Glass partition walls either side of the entrance to the bright eat-in kitchen creates an open flow while delineating the space for furniture placement. The kitchen workspace is flooded with natural light from the skylight and window overlooking the deck. Other features include ample cupboard space, a built in China cabinet, and pantry with slide out shelving for convenience. Down the hall a step or two is the laundry/storage/mechanical room opposite the back door which accesses the generous deck. Here is an outdoor space for B-B-Q, summer suppers in a private space sheltered from northerly and westerly breezes, overlooking the fenced back yard. Back inside the entire south end of the home is the primary bedroom featuring a 3 piece ensuite. The walk-in shower there was created by "Bath Fitter" in 2020 replacing the original tub. Two good sized closets with mirrored doors complete this lovely retreat. At the north end of the home you will find 2 more bedrooms, a 4 piece bath with tub, large linen closet and a smaller utility closet for vacuum etc. This very well thought out floor plan clicks all the boxes for many couples.