



GRASSROOTS
REALTY GROUP

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20, 649 Main Street NW
Airdrie, Alberta

MLS # A2250037



\$155,000

Division:	Old Town		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,260 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Exterior Shed

OPEN HOUSE SATURDAY AUGUST 30... 12-2pm This extensively renovated mobile home in Airdrie's centrally located on Main Street and offers the perfect blend of affordability, space, and modern updates. With over 1250 square feet, including a large addition, there's room for everyone, whether you're a first-time buyer, downsizing, or simply looking for more value without compromising comfort. From the moment you step inside, you'll notice the difference. The walls and ceilings have been completely drywalled, creating a clean, solid, residential feel rarely found in mobile homes. Stylish lighting has been updated throughout, most windows have been replaced with vinyl, and new high-grade sheet vinyl flooring runs seamlessly across the entire home. The bathroom has been transformed with beautiful tile work, offering a spa-like retreat. The furnace has been professionally maintained and the electrical outlets have all been updated, adding to the peace of mind. Both the interior and exterior doors are new, and the roof and skirting have also been redone. The entire exterior has been wrapped in Styrofoam insulation, helping to keep the home warm in winter and cool in summer. The kitchen awaits your personal touch and is being sold as-is, upper cabinets have already been purchased and are included with the sale, and quotes are available if you'd prefer to have the installation completed before moving in. Outside, the home features durable aluminum siding, a private side yard, exterior shed, and parking for two vehicles. With three bedrooms, including the option to use the addition as a second living room or large primary suite, there's flexibility for families, roommates, or hobbyists needing extra space. All of this is located just minutes from downtown Airdrie, steps to shops, parks, and public transportation. With a

pad rent of \$845/month that includes water, sewer, and garbage, this move-in-ready mobile home is a rare find in today's market. Come see how far your budget can go, this home proves that affordable doesn't have to mean outdated.