



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**53, 649 Main Street N  
Airdrie, Alberta**

**MLS # A2250231**



**\$130,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Near Public Transit, Near Shopping Center		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Electric Fireplace, Coat Rack, Shed

KNOCK KNOCK - who's there ... a charming 3-bedroom, 2-bathroom home close to all that Airdrie has to offer. Open floor plan with Primary Bedroom at one end with your private ensuite, and the other 2-bedrooms are at the front that share a 4-piece bathroom. The living room area features a window AC unit, as does the Primary bedroom, to keep you cool if we ever get over 25 degrees this summer. Walk to local coffee shops, restaurants and more. You can even venture to our downtown core and explore. This 1082 square foot Northwood Model features comfortable indoor and outdoor spaces for the entire family to enjoy. Fully fenced yard to keep the critters safe, along with a large deck space and a shed to call your own. The appealing Fletcher Park is steps away, where you can catch a local baseball game or watch the BMX bike races. Fun Fact - our Santa Claus Parade goes by the Mobile Home Park every year. This is our only Mobile Home Park in Airdrie, where you can live, enjoy life and take advantage of the Great City of Airdrie. The \$845.00 per month pad fee includes water, sewer, garbage, recycling, snow removal, and management services. Please feel free to go ahead and book your viewing today.