



GRASSROOTS
REALTY GROUP

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254032 Range Road 245
Nightingale, Alberta

MLS # A2258269



\$494,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,219 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway		
Lot Size:	0.82 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-25-24-W4
Exterior:	Vinyl Siding	Zoning:	HRGÂ Hamlet
Foundation:	Block, None	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Work bench in garage

Welcome to 254032 Range Road 245 in the quiet community of Nightingale – the perfect blend of acreage living without the overwhelming upkeep. This well-maintained 1,218 sq. ft. manufactured home, built in 1999, sits on a beautifully landscaped and private 0.82-acre lot overlooking the peaceful prairie fields. Inside, pride of ownership shines with fresh paint, new flooring, and updated baseboards throughout. The open-concept layout offers a spacious living area, bright kitchen, and dining space – ideal for everyday living and entertaining. With 3 bedrooms and 2 full bathrooms, including a primary retreat complete with a walk-in closet and ensuite, this home is designed for comfort and function. Step outside and enjoy the stunning yard – a private oasis where you can relax, garden, or simply take in the views. The detached double garage (27’2” x 25’6”) provides plenty of room for vehicles, toys, and storage. Recent well and septic inspections add peace of mind for the next owners. Don’t let the driveway fool you – once you pass through the gate, you’ll discover a hidden gem where country charm meets convenience.