



GRASSROOTS
REALTY GROUP

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53, 112 1 Street SE
Diamond Valley, Alberta

MLS # A2260826



\$199,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,056 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: A/C UNIT, SHED

Welcome to this beautiful, turnkey home ready for immediate occupancy. Step inside to attractive easy-care vinyl flooring throughout, a bright, slightly vaulted open floor plan, and a kitchen that pairs warm-toned panel cabinets with a chic, neutral palette, featuring easy-to-clean surfaces and a dedicated eating area ideal for casual meals or entertaining. The kitchen comes fully equipped with a complete 2023 stainless steel appliance package, with the separate laundry room offering a raised 2023 front-load washer and dryer with overhead cabinets to simplify daily tasks. The two generously sized bedrooms include a luxurious primary suite with a large walk-in closet and a three-piece bath with a walk-in glass shower, the second large bedroom conveniently located on the opposite end is adjacent to a second full bath. Enhanced energy efficiency is provided by top-of-the-line insulated skirting, and a portable air conditioner is included for flexible cooling. Outside, enjoy a lovely fenced yard, two inviting porch decks, and an 8x10 shed with electricity for secure storage and hobbies. All of this is paired with an exceptionally affordable pad rent of \$550 per month, which covers water, sewer, and garbage. This beauty needs nothing and shows BRAND NEW 10/10! Buyer must be accepted into the mobile home park as well as pet approval.