



GRASSROOTS
REALTY GROUP

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45, 134 Village Way
Strathmore, Alberta

MLS # A2263607



\$129,900

Division:	Westpark Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,187 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Trampoline, Garden Shed

Welcome to West Park Village located in Strathmore, just 30 min east of Calgary. This bright and spacious 2 bedroom mobile home offers an open floor plan with vaulted ceiling and a comfortable flow throughout. The home was originally a 3 bedroom and can easily be converted back by re-installing the wall between the junior rooms. The large primary features a private 4 piece ensuite with soaker tub, built in cabinets along with plenty of closet space. Enjoy the sunny kitchen and living area that opens onto a generous sized deck perfect for relaxing or entertaining! Additional highlights include a 14'x 7.9' boot or storage room (non heated) addition, air conditioning and situated on a leased lot that includes water, waste, garbage and snow removal . Fenced yard with room to garden or play with kids & pets.

Conveniently located close to schools, shopping, walking paths, public library, recreation facilities and downtown amenities. Affordable living in a great community. Book a showing today and be in your new home for Christmas.