



GRASSROOTS
REALTY GROUP

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5800 46 Street
Olds, Alberta

MLS # A2265726



\$179,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,176 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	-		

Heating:	Baseboard, High Efficiency, Floor Furnace, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Block, Wood	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Wood Counters		
Inclusions:	none		

For more information, please click the "More Information" button. Move-in ready! This fully updated 3-bedroom, 1-bathroom single-wide mobile sits on a large corner lot in the quiet, friendly Aloha Park community and delivers modern comfort with a long list of upgrades. Recent improvements include a new roof, windows, flooring, and fresh paint throughout; butcher-block counters; updated light fixtures; a high-efficiency furnace; a new hot water tank; beautiful tile in the bathroom; privacy/security fencing; a lovely garden space with built-in planter boxes and a raised garden bed; plus a 10' x 18' storage shed. The bright, welcoming entry addition features a large bedroom. Inside, the living and dining areas offer an open-concept layout—perfect for relaxing or entertaining by the fireplace. The kitchen sits at the front of the home with abundant natural light, great storage, and ample counter space. Down the hall you'll find a spacious bedroom, the bathroom with in-suite laundry, and at the back, the private primary bedroom. Outdoors, the fenced yard feels like your own retreat. The garden bursts with color in spring and summer and offers quiet beauty through the cooler months. Enjoy morning coffee under the shaded tree, or spend weekends tinkering in the shed on projects. Don't wait!