



GRASSROOTS
REALTY GROUP

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**818 Briarwood Road
Strathmore, Alberta**

MLS # A2266163



\$339,900

Division:	Brentwood_Strathmore		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,178 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows		

Inclusions: FRIDGE, ELECTRIC STOVE, BUILT-IN DISHWASHER, MICROWAVE, WASHER, DRYER, HOODFAN, WINDOW COVERINGS, CENTRAL A/C, WOOD STOVE (AS IS -NOT INSTALLED), GARAGE DOOR OPENER AND REMOTE

Its that time of year and this seller has, with a generous heart, offered \$10,000 off the listed price! For \$339,900 what a fantastic opportunity to start the New Year in your own well maintained home on a TITLED LOT with a detached garage within a 25 minute commute to Calgary! NO CONDO FEES and NO PAD FEES ! Situated on 43x100 FT lot within WALKING DISTANCE to SCHOOLS and recreation facilities, this 3 bedroom 2 bathroom home is waiting for you! There is 1178 sf of living space in this 2000 Moduline featuring an open concept floorplan. The kitchen has upgraded granite countertops and all appliances are included, even the washer and dryer. The home has beautiful large windows facing West keeping your space bright with all the natural light. In summers you have the luxury of central air to keep you cool! The property has been fitted for a wood stove if you prefer using it as a means of heat in the winter months. The primary bedroom is large enough to accommodate a king bedroom suite and there is a full en suite with a soaker tub. Adjacent to the second and third bedrooms is a full guest bathroom also with granite adorning the vanity. If you prefer spending more of your time outdoors, perhaps the covered deck has caught your eye. The yard has inground sprinklers and room for a garden or space to throw around the ball (Baseball fever right now). The yard is FULLY FENCED for your pets and there is a space for a GARDEN. The detached garage can be used for PARKING or a SHOP for hobbies, as there is additional room on the paved parking pad for 3 vehicles. In the summer months, envision relaxing on the covered deck! This home is available for a QUICK POSSESSION. I have included the floorplan in the photos for your convenience. NOTE: The shingles on home and garage new as in 2025. Call your Realtor® to book a

showing for this property and move in before its officially winter!