



**GRASSROOTS**  
REALTY GROUP

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**31, 649 Main Street  
Airdrie, Alberta**

**MLS # A2276293**



**\$130,000**

Division:	Old Town		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	924 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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Welcome to this lovingly cared for mobile home, perfectly located just off Main Street in one of Airdrie's most walkable areas. Whether you're a first-time buyer, investor, or looking to downsize, this home offers unbeatable convenience and value. When you walk up you will see the care that has gone into this unit over the years. Walk inside to find a warm and functional layout featuring 3 bedrooms and 2 full bath, laminate flooring, a spacious eat in kitchen, (the current owners removed the dishwasher in place they opted for the cupboards, all there to insert the dishwasher) with ample cabinetry with functional appliances and an inviting living room that's perfect for relaxing or entertaining. It also has an UPDATED FURNACE (2024) Outside, the home features vinyl siding, a PRIVATE DECK with plenty of space for entertaining family and friends, and a shed (perfect for storage). But the real star here is the LOCATION! You're just a short walk to everything—grocery stores, restaurants, coffee shops, the BMX track, Fletcher Park, and scenic walking paths. Families will love being in the sought-after TRI-SCHOOL DISTRICT, where kids can walk to all three schools from Kindergarten to Grade 12. Situated on a leased lot with monthly fees that include water, sewer, garbage, park maintenance and SNOW REMOVAL, this is low-maintenance living with all the essentials nearby. Don't miss this chance to own a slice of Airdrie at a price that makes sense! Reach out today to book your private showing.