



**#11, 5210 65 Avenue  
Olds, Alberta**

**MLS # A2280611**



**\$239,900**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | NONE                      |               |                  |
| <b>Type:</b>     | Mobile/Manufactured House |               |                  |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                  |
| <b>Size:</b>     | 1,056 sq.ft.              | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parking Pad               |               |                  |
| <b>Lot Size:</b> | -                         |               |                  |
| <b>Lot Feat:</b> | -                         |               |                  |

|                    |                 |                   |   |
|--------------------|-----------------|-------------------|---|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | - |
| <b>Floors:</b>     | Linoleum        | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding    | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Piling(s)       | <b>Utilities:</b> | - |
| <b>Features:</b>   | -               |                   |   |

**Inclusions:** Furniture

Wow! This is rare opportunity to own a NEW home in the Silverlynx adult living community. Beautiful Moduline Homes Mansura model recently was placed at it's new address of #11 5210 65 Avenue Olds. Plan to be impressed with the modern warm tones and lay out of this 2 bedroom home. The dining area and kitchen blend seamlessly with the living room making visiting easy and provides for an ideal flow. The chef of the house is sure to enjoy their brand new kitchen that is thoughtfully laid out and filled with plenty of cabinets, counter space, stainless appliances and pantry. Many windows thru-out allow for the natural light to stream in. The spacious primary bedroom with walk-in closet and a 3 pce ensuite boasting lots of cabinets, countertops and a stand alone shower stall with 2 seats. The 2nd bedroom is also well set up with a double closet and is located at the opposite end of the primary bedroom providing plenty of privacy. Conveniently set beside the second bedroom is a 4 pce bathroom. Lastly the laundry pair is found nestled in the utility room where you will find the hotwater tank and furnace as well as the back door. Outside is an oversized deck, a larger storage shed and parking pad for 2 vehicles. Park Management has done a site visit and has indicated there is room for a garage, Town application and approval would be required as well. Conveniently located close to shopping, eateries, walking paths and numerous other amenities. Park Approval is a requirement of this park. It is a 55+ community with pet restrictions and they must be approved by Park Management. This is a modular home on a leased lot, current lot rent is \$617.00/mo and 2025 taxes are \$1,035.00.