



**23 Mobile Drive NE
Three Hills, Alberta**

MLS # A2283832



\$99,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,260 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Front Drive, Garage Door Opener, Heated Garage, Insulated, Rear Driveway		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Block, Combination, Pillar/Post/Pier	Utilities:	-
Features:	-		
Inclusions:	N/A		

Come view this well cared for 3 Bedroom 1 Bathroom Home on a Large pie shaped Culdesac lot In Three Hills Prairie Mobile Home Court. This Dashing home Boasts a newer pitched shingled roof, A shed, A Newly Fenced Yard with mature trees an a Detached Heated Single car garage with a remotely operated Garage door. Cozy up in front of the Family room Free Standing efficient wood burning Friplace c/w Fan and ducting to heat the entire home. Of course it still has a forced air furnace system too. Enjoy your Bubble bath in the extra deep tub. A coffee on the covered front porch and produce from all the garden boxes. The open Concept Kitchen, dining, living room area is flooded with light from large windows. Newer custom built pantry in the Kitchen for extra storage. The entire home has been enhanced and improved inside and out including new siding and trim. The Addition on the Primary Bedroom creates a small haven as an option for a nursery or sitting area. New Upgrades include, New Pitched roof with new shingles in 2021. New Gas Range in 2022, two new Hot water tanks, 1 in 2022, and 1 in 2023. New Pantry, front window & trim, Front deck renovation, Bedroom addition, in 2023. Motion lights , Kitchen update, new Garage roof in 2024, other inclusions, Ikea closet in blue room, Garden boxes, shed, wood shed, Chicken coop, shelves in front room, Bathroom mirror. Lots to take in when you come to view this affordable adorable home.