



**346-349 Railway Avenue  
Duchess, Alberta**

**MLS # A2290726**



**\$152,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Off Street, Unpaved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<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>	Pillar/Post/Pier	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	-		

**Inclusions:** Refrigerator, stove, dishwasher, washer, dryer, 2 sheds, gazebo, existing window coverings

Enjoy comfortable living with beautiful outdoor space in this 1991 mobile home located in the friendly community of Duchess. Step inside to a spacious open concept layout featuring a light filled living room with built in classic oak cabinetry wrapping around and extending into the kitchen with modern light fixtures, and plenty of dining and workspace. Refrigerator, stove, dishwasher, front load washer and dryer are all included in the sale. This home includes 3 bedrooms and 2 bathrooms, including a primary suite with a 3-piece ensuite featuring a relaxing soaker tub. The main bath has been updated with a modern white vanity, adding a stylish touch. Outside is where this property truly shines. Enjoy the warmer months on the large wooden deck complete with built-in planters and a gazebo, creating the perfect setting for outdoor dining, relaxing, or entertaining guests. The planters even feature winter lids for easy seasonal maintenance. Additional features include vinyl siding, metal skirting, garden shed measuring 8' x 8'; a metal clad workshop / shed measuring 12' x 16' (has power), and parking for two vehicles. The monthly lot rent is \$350. Ready for quick possession, this property is prepared for its next owner to move in and enjoy.