



**22 Doubletree Way  
Strathmore, Alberta**

**MLS # A2291786**

**\$225,000**



<b>Division:</b>	Ranch Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<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), Wood	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Welcome home to 22 Doubletree Way! This beautifully maintained 3-bedroom, 1.5-bath mobile home is located in the highly sought-after 55+ adult community of Ranch Estates in Strathmore. With 1,147 square feet of thoughtfully designed living space, this home offers the perfect blend of comfort, style, and functionality. Enjoy a bright, open layout featuring tasteful modern updates throughout. Recent upgrades include brand new kitchen appliances, a high-efficiency furnace, and central air conditioning, 3 new windows &mdash;everything is done for you, so you can move in and enjoy the space right away! Situated in a peaceful, park like setting, this home also includes a single detached garage, access to loads of well-maintained green space, and two community gardens. Conveniently located close to local amenities, this is a rare opportunity to own a turn-key home in one of Strathmore's most desirable adult communities. (Updates include the following: 3 new windows on the south side of the family room. Roof 2014. All kitchen appliances replaced in 2023. New insulation and heat tape completed in 2024. Furnace 2024. AC 2024. Washer/Dryer 2024. Deck enclosure 2024. Outside deck 2024. Vinyl plank flooring 2024. Main bath redone in 2025. Primary bedroom flooring 2025. Garage roof 2025.)