



**318-349 Railway Avenue  
Duchess, Alberta**

**MLS # A2292615**



**\$162,000**

<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>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<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, Garbage
<b>Features:</b>	-		

**Inclusions:** Refrigerator, stove, dishwasher, washer, dryer, shed

Fresh updates and move in ready convenience make this 2003 modular home in Duchess a great opportunity for buyers looking for affordable, low maintenance living. Step inside to a bright open concept layout where recent renovations have given the home a modern refresh. New vinyl plank flooring runs throughout the entire home, complemented by fresh paint, new baseboards, and several updated light fixtures that create a clean, contemporary feel. The functional floor plan includes 3 bedrooms and 2 full bathrooms, providing comfortable space for families, roommates, or those needing a home office. The primary bedroom features a walk-in closet and private 4pc ensuite, offering a quiet retreat at the end of the day. Both bathrooms will also have new windows installed prior to possession, adding extra value and peace of mind. The kitchen flows nicely into the living and dining areas and comes equipped with a walk-in pantry, refrigerator, stove and dishwasher. Steps away is the laundry area housing the front-load washer and dryer with room for your future deep freeze. Additional features include a hot water tank replaced in May 2018, new chimney installed, an off-street gravel parking pad, and a storage shed for tools and seasonal items. Situated on rented land with lot fees of \$350 per month, this property offers an affordable option in a friendly community setting. Ready for quick possession, this updated home is the one you've been waiting for.