



**157 Spring Haven Mews SE
Airdrie, Alberta**

MLS # A2293527



\$325,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,169 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), See Remarks		

Inclusions: Shed Negotiable

Welcome to this spacious 3-bedroom, 2-bathroom manufactured home offering 1186 square feet of living space, with a fully permitted sunroom attached that adds an additional 500 square feet directly off of the home. Situated on a large lot where you own the land, this property presents an excellent opportunity for first-time buyers, downsizers, or anyone looking for affordable home ownership without lot fees. Step inside to a bright and welcoming living room featuring large windows that fill the space with natural light. The layout flows comfortably into the dining area and a generous kitchen complete with ample cabinetry, plenty of counter space, and room for everyday meals or entertaining. One of the standout features of the home is the expansive sunroom, offering a warm and inviting space perfect for relaxing, hosting guests, or creating a hobby or recreation area while enjoying views of the backyard and green space. This is also one of the largest most private lots you’ll come across for a property of this style. The home features three well-sized bedrooms, including a spacious primary suite with its own private ensuite bathroom. A second full bathroom provides added convenience for family or guests. Outside, you’ll find a large fenced yard and spacious deck, ideal for summer barbecues or simply enjoying the outdoors. The property backs directly onto a dog park, making it perfect for pet owners and those who enjoy open green space right outside their door. With plenty of room, a functional layout, and the added benefit of owning the land, this property is a fantastic starter home or investment opportunity in a convenient location close to parks, schools, shopping, and amenities.