



**41, 1190 15 Avenue  
Didsbury, Alberta**

**MLS # A2296380**



**\$75,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	678 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Microwave, Washer/Dryer, Wall/Window Air Conditioner & Shed

Welcome to 41-1190 15 Avenue in Didsbury, a bright and well-maintained 2 bedroom, 1 bathroom mobile home that offers an excellent affordable housing option for singles, couples, downsizers, or anyone looking for low-cost living in a great community. This sweet little mobile offers 678 sq ft living space plus an 8x15 addition for mudroom or storage. This home has seen many updates and improvements over the years, including newer flooring, fresh paint, newer windows, newer siding, and major exterior wall upgrades with additional framing, rigid insulation, and building wrap to improve efficiency and durability. The furnace and hot water on demand system were both replaced approximately two years ago, and the roof is about ten years old with plenty of life remaining. Inside, the home feels very bright and cozy with a functional layout and comfortable living space. Outside, you'll find a fenced yard, a private back deck with privacy panels, a storage shed, and two off-street gravel parking areas. Park Approval Required and Pet Restrictions in park as well. Conveniently located with easy access to Highway 2A and just a short drive to Olds and Carstairs, this is a great location for commuters or anyone wanting small town living with nearby amenities. If you're looking for a cute, well-cared-for home at an affordable price, this property is definitely worth a look.