



**5009 Aspen Place
Leduc, Alberta**

MLS # A2297816



\$239,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,460 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot,		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Track Lighting, Vaulted Ceiling(s)

Inclusions: **furnishings would be negotiable**

There's a difference between affordable—and comfortable. This one delivers both. Set in a quiet pocket of Aspen Creek, this well-kept 3-bedroom home offers something many buyers struggle to find at this price point: space, privacy, and a double garage. Inside, the fully drywalled interior creates a feel that's noticeably different from typical manufactured homes. The spacious, open floor layout is practical and easy to live in, with updated flooring, fresh paint, newer lighting, and air conditioning already in place. The kitchen is built for function, featuring a double electric oven, gas range, oversized fridge, a pantry and reverse osmosis system. om adds to the everyday functionality. Step outside to a west-facing front deck—ideal for evening sun—and a well-maintained yard that reflects the overall care of the property. The 25 x 23.5 garage adds real flexibility, whether for parking, storage, or workspace. Located in a quiet, established community, this is a strong option for downsizers or buyers looking to simplify without giving up independence.