



117 Range Rd 250  
Mossleigh, Alberta

MLS # A2301095



**\$479,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.75 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	HR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Shed

Escape to peaceful country living with this well-maintained 3 bedroom, 2 bathroom mobile home situated on a generous 0.75-acre lot. With an open-concept layout and excellent flow throughout, this home offers both comfort and functionality. The Home Features - Bright, open main living area with seamless flow. The kitchen features a great layout for cooking and entertaining including an island plus a large walk in pantry for extra storage. New appliances (2025) include- washer, dryer, dishwasher & microwave hood fan. Mobility-friendly design with wide doors and an accessible shower. Spacious bedrooms and well-appointed bathrooms. The Oversized Dream Garage comes heated, insulated and finished with 220 power and set up for a welder, it makes a great workshop with plenty of room for vehicles and all the toys. Plus a shed for more storage. The Outdoor Space is charming with 0.75 acres of quiet country. If you're looking for peaceful rural living with modern comforts and great value, this Mossleigh property is a must-see!