



**821 Briarwood Road
Strathmore, Alberta**

MLS # A2303278



\$348,900

Division:	Brentwood_Strathmore		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,378 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Driveway, Heated Garage, Off Street, Parking Pad, RV Access		
Lot Size:	0.12 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-24-25-W4
Exterior:	Composite Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Solar Tube(s), Wood Counters		

Inclusions: Fridge & freezer in garage, A/C, gazebo

Looking for an AFFORDABLE home where you OWN the land — no pad rent? This beautifully updated manufactured home offers incredible value, space, and functionality, complete with an OVERSIZED HEATED GARAGE + WORKSHOP. This bright, spacious, open-concept home has been extensively updated and is truly move-in ready. The large living room offers plenty of space for everyday living and entertaining, with flexibility to accommodate bigger gatherings. The kitchen has been refreshed with new cupboards, stainless appliances (2020), and two solar tubes that flood the space with natural light. With the large primary bedroom and full bath on one end, and the other 2 bedrooms and bath on the other end, there is lots of privacy. Enjoy the ease of single-level living, with thoughtful upgrades throughout such as new flooring, paneling, baseboards, and new PEX plumbing throughout. Major mechanical upgrades include a new furnace and central air conditioning (2020), hot water tank (2023), shingles and eavestroughs (2021) and hardie board siding (2024). A standout feature is the oversized heated garage, wired for 220V, and connected to the home via a covered walkway leading into a heated sunroom/entryway complete with an electric fireplace — a perfect transition space year-round. There’s also a gas BBQ hookup for easy outdoor entertaining. Bright, updated and packed with value -- this one you don't want to miss.