



**228 Railway Avenue
Mossleigh, Alberta**

MLS # A2305036



\$439,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,080 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Open Lot, Treed,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HR
Foundation:	Piling(s), Wood	Utilities:	-
Features:	Bookcases		

Inclusions: Chicken Coop, tree house

Escape to the charm of small-town living with this beautifully maintained property in Mossleigh. Situated on a spacious 0.50-acre lot, this cozy 2-bedroom home offers comfort, functionality, and a connection to nature. Inside, you'll find a bright and inviting layout featuring a renovated kitchen with modern updates, perfect for everyday living and entertaining. The large living room has tons of natural light and features a fantastic view of the prairies. The home also includes a clean and well-appointed 4-piece bathroom. Step outside and discover everything you need for a self-sufficient lifestyle. The property boasts a 36x22 garage—ideal for parking, storage, or a workshop—along with a greenhouse, established garden space, and a chicken coop. Whether you're into hobby farming or simply enjoy fresh, homegrown food, this property has you covered. With plenty of room to expand, relax, or play, the large yard offers endless possibilities. Located in the peaceful community of Mossleigh, this property provides a quiet rural atmosphere while still being within easy reach of nearby amenities. A perfect opportunity for those seeking space, simplicity, and country living.