

**119 Park Lane  
Swan Hills, Alberta**
**MLS # A2269864**

**\$69,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	0.13 Acre	
<b>Lot Feat:</b>	City Lot, Cul-De-Sac	

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMHS
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		
<b>Inclusions:</b>	storage shed		

This charming 1991 mobile home offers 1,216 sq ft of comfortable living space, perfect for first-time buyers or anyone seeking an affordable, low-maintenance home. Inside, you'll find three spacious bedrooms, including a primary suite with a 4-piece ensuite, and a second full bathroom for family or guests. The large living room is bright and welcoming, flowing seamlessly into the open kitchen and dining area—ideal for entertaining or family meals. A boot room keeps outdoor gear organized, and the separate laundry area by the back door adds everyday convenience. Step outside to enjoy a covered porch, perfect for morning coffee or evening relaxation. The single, deep garage and ample parking space make this property both functional and versatile. Tucked away in a quiet cul-de-sac, you'll appreciate the peace and privacy this location provides. Great price, great layout, and a great start! Whether you're just starting out or looking to downsize, this home checks all the boxes.