

**105 5 Avenue
Gadsby, Alberta**

MLS # A2273596



\$229,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,292 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.66 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Hamlet Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer dryer, 2 sheds, green house

This charming home, located in the peaceful village of Gadsby, sits on a 0.64-acre lot that provides plenty of privacy and outdoor space to enjoy. The home offers a bright, spacious, and well-designed living environment suited for families, retirees, or anyone seeking a slower pace of life. There is a generous sized deck leading up to the main entrance, with space for all your deck furniture. Inside, the living room immediately impresses with a vaulted ceiling and windows across the front wall, creating an open and welcoming atmosphere filled with natural light. Adjacent to this is the dining area with direct access to another deck, making indoor–outdoor living effortless. The modern kitchen is both stylish and highly functional, featuring rich dark wood cabinetry, stainless steel appliances, a corner pantry, and a tiered peninsula with seating—perfect for casual meals or morning coffee. Pendant lighting above the counter adds warmth and visual appeal. The primary bedroom includes two closets and a spacious ensuite with double sinks and a round corner tub/shower. Two additional bedrooms offer flexibility for family, guests, or a home office, while the main bathroom with tub/shower serves the household comfortably. The side entrance doubles as a laundry room and has access to a third deck. Upgrades to the home include shingles and siding (2019), hot water heater (2021), washer, dryer, and dishwasher (2022), furnace and fridge (2023), and updated lighting. The yard is partially fenced and includes two storage sheds, a greenhouse, and raised planter boxes, making it ideal for gardening, hobbies, or simply relaxing in a quiet country setting. This layout maximizes space while blending practicality with inviting design, making this a wonderful opportunity to enjoy quiet country living in a friendly rural community.