

**346 Railway Avenue
Duchess, Alberta**

MLS # A2275003

\$158,000



Division:	NONE	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,260 sq.ft.	Age: 1991 (35 yrs old)
Beds:	3	Baths: 2
Garage:	Aggregate, Off Street, Parking Pad	
Lot Size:	-	
Lot Feat:	-	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		
Inclusions:	None		

Step into this well-kept 1991 mobile home in the welcoming community of Duchess, where pride of ownership is clear throughout. The bright, open kitchen offers plenty of workspace and flows comfortably into the main living areas, creating a warm and functional layout for everyday living. With three bedrooms and two full baths, there is room for family, guests, or a dedicated home office. The standout feature is the remarkable primary suite, designed with an open bath layout and an impressively large closet—an uncommon and appealing detail that adds both character and convenience. Outside, the property truly shines. A high-quality deck runs nearly the full length of the home, providing generous space for outdoor living and entertaining. Enjoy the enclosed pergola for sheltered relaxation, along with a garden shed for storage and an exceptional metal workshop building that's ideal for hobbies or projects. The private yard adds a sense of retreat, while the ample parking ensures practicality for multiple vehicles or visitors. Located close to the school, the modern rec centre, golf, and shopping, this home combines everyday convenience with small-town charm. Set in a quiet, friendly community, it offers comfort, value, and a lifestyle that's ready to enjoy.