

**1 Park Avenue
Carstairs, Alberta**

MLS # A2276251



\$68,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	495 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	See Remarks	Utilities:	-
Features:	-		

Inclusions: Kitchen Island, Shed & Deck

Settle into a simple and more affordable way of living in this charming 1 bedroom, 1 bathroom mobile home on a corner lot (leased lot). The kitchen with center island is open to the dining and living area which is further enhanced by an abundance of windows. You're plants will love it here! A sliding patio door provides convenient access to a sunny south-facing deck (14'x8'), that is perfectly situated to avoid those NW winds. Down the hall is a 3-piece bathroom with newer stacked washer/dryer. The primary bedroom is located at the back of the home and again offers large windows for abundant natural light. Included is an insulated storage shed (16'x10') and this lot offers off-street parking (allowing for 2 vehicles). In a world of over-consumption and rising costs, this is a refreshing alternative that offers simplicity, affordability, and low maintenance! Here you can enjoy the comfort of community living in this well-situated mobile home park. A short stroll brings you to local restaurants, shopping, and your favourite spots for morning coffee, while offering easy access to Highway 2A for an easy commute to neighbouring Town's/Cities. It's a lifestyle that's relaxed, connected, and convenient.