

**112 1st Street SE  
Diamond Valley, Alberta**

**MLS # A2280021**



**\$79,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House      |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 869 sq.ft.                     | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 1                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Asphalt, Driveway, Parking Pad |               |                   |
| <b>Lot Size:</b> | -                              |               |                   |
| <b>Lot Feat:</b> | -                              |               |                   |

|                    |                 |                   |   |
|--------------------|-----------------|-------------------|---|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | - |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -               | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | - |
| <b>Features:</b>   | -               |                   |   |

**Inclusions:** Shed, Gas heater in addition

Welcome to Trails West Mobile Home Park located in the lovely community of Diamond Valley! This affordable mobile home is cute as a button and has just been renovated with a fabulous new kitchen, brand new flooring through out the unit, some windows have been replaced, new light fixtures, renovated 4-piece bathroom with laundry hook ups, and every room has been freshly painted. The furnace was replaced in 2021, and the roof shingles were replaced in 2018. There is a covered front porch leading to the generous heated addition that has also been renovated and freshly painted. The main bedroom is located at the rear of the mobile and there are 2 rooms that could possibly be used as bedrooms if a door and closet were added. The lovely private yard is fully fenced and has a newer Costco shed. Located in walking distance to stores, restaurants, hospital, medical clinic, schools and most other amenities. Move in and enjoy this move in ready home with affordable pad rent of \$550 per month, which includes water, sewer, and garbage collection.