



**39 Southridge Crescent
Didsbury, Alberta**

MLS # A2302735



\$289,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,125 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Concrete Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-3
Foundation:	Piling(s)	Utilities:	-
Features:	Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 2 sheds, carport

READY FOR A JUNE 1st POSSESSION! Here is a great set-up for first time buyers or downsizers out there. This mobile home on concrete pilings, with an addition, has had extensive renovations in recent years both inside and out! The front door leads into the addition which is a flex room that is currently used as a large dining room. It has a wood burning stove that helps keep the place nice and cozy in the winter. With 2 bedrooms and 2 baths this home is all set. Interior upgrades in recent years include: new hot water tank, new dishwasher, newer stove, newer faucets in kitchen and baths, newer custom blinds and various plumbing upgrades. Exterior upgrades include: concrete driveway, all new stucco exterior, some newer vinyl windows, new insulation and heat tape on main water line, and the belly bag was recently inspected and minor repairs completed. Outside you'll enjoy the green space just over your back fence, a large storage shed with power and a wood shed. A good sized yard with firepit, a covered front patio and a carport to shelter your vehicle when that dreaded season comes upon us. Call your favourite realtor and come have a look!