



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7 Doubletree Way
Strathmore, Alberta

MLS # A2304780



\$214,900

Division:	Ranch Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: shed, 2 freezers, shelves in the garage under the window

Charming 55+ adult community. This 1,216 sq ft single-wide home with a single garage features a bright, functional layout with 3 bedrooms and 2 bathrooms. The open-concept main living area flows seamlessly into a spacious kitchen with excellent cabinetry and counter space, creating a comfortable space for both everyday living and entertaining. The home has seen several important upgrades, including a furnace, central air conditioning, and hot water heater all replaced within the last year. Additional improvements include new sink taps and fixtures within the past few months, and both toilets replaced approximately 18 months ago, offering added comfort and peace of mind. The kitchen is well-equipped with a JennAir cooking stove, featuring interchangeable components including burners, grill, griddle, and deep fryer. It also functions as both a standard and convection oven. Additional appliances include a stacked washer/dryer combo, refrigerator with cold water and ice maker, black vertical freezer, and white chest freezer. Comfort is enhanced with ceiling fan/light combinations with remote controls in both the living room and primary bedroom. A practical mudroom entry offers stacked laundry and ample space for coats, boots, and storage. The primary bedroom features a 4-piece ensuite, while two additional bedrooms provide flexible space for guests, hobbies, or a home office. Outside, enjoy the peaceful canal backdrop along with a handy storage shed for additional storage needs. The home retains its original finishes, presenting a great opportunity for personalization and modern updates to suit your style. Residents enjoy a welcoming community atmosphere with access to a community garden, organized activities, full-time park management, snow removal, and landscaping services. Conveniently located close to Kinsmen Park, Strathmore Hospital, shopping,

and nearby golf courses. A wonderful opportunity to enjoy comfortable living in a scenic, community-focused setting. Please note the roof on the garage as well as the roof on the shed need to be replaced as well as there is some minor rotting on the deck.