



**GRASSROOTS**  
REALTY GROUP

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625 3 Avenue  
Hays, Alberta

MLS # A2313308



**\$299,900**

|           |                                |        |                  |
|-----------|--------------------------------|--------|------------------|
| Division: | NONE                           |        |                  |
| Type:     | Residential/Manufactured House |        |                  |
| Style:    | Mobile Home-Single Wide        |        |                  |
| Size:     | 1,088 sq.ft.                   | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                              | Baths: | 2                |
| Garage:   | Off Street                     |        |                  |
| Lot Size: | 0.19 Acre                      |        |                  |
| Lot Feat: | Corner Lot                     |        |                  |

|             |                                                                                     |            |     |
|-------------|-------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                          | Water:     | -   |
| Floors:     | Linoleum                                                                            | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                     | Condo Fee: | -   |
| Basement:   | None                                                                                | LLD:       | -   |
| Exterior:   | Wood Frame                                                                          | Zoning:    | RES |
| Foundation: | Piling(s)                                                                           | Utilities: | -   |
| Features:   | Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows |            |     |

**Inclusions:** Dishwasher, Refrigerator, Microwave, Oven

Built in February 2026 by Moduline Homes, this 3 bedroom, 2 bathroom mobile home offers a modern touch throughout with an efficient layout. Inside, the home features a open concept design with a bright living space, well appointed kitchen with an island, and a primary suite complete with a full ensuite. Two additional bedrooms offer flexibility for family, guests, or a home office. Located in the quiet rural community of Hays, this property offers a peaceful lifestyle. The area is known for its low density living, wide open prairie views, and strong farming and irrigation based economy. Outdoor recreation is close at hand, with nearby access to the Oldman River system, offering fishing opportunities. Residents also enjoy the calm, uncrowded environment and easy access to nearby communities like Vauxhall and Taber for services and amenities. This is an excellent opportunity for buyers looking for modern construction in a quiet, rural Alberta setting with space, privacy, and a strong connection to agriculture and nature.