



GRASSROOTS
REALTY GROUP

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37, 801 232 Street
Hillcrest, Alberta

MLS # A2319935



\$305,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,530 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	See Remarks	Utilities:	-
Features:	Beamed Ceilings, No Animal Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Deep Freeze, Hard Top Gazebo, Pergola, Shed, All Floating Shelves, All Window Coverings, Some Lawn Ornaments, Deck & Pergola Lights, Central A/C - Culligan water system negotiable - \$40/month if contract transferred

#37-801 232 Street in the charming community of Hillcrest Mines features over 1600sqft of space with 4 bedrooms and 2 full bathrooms and maybe the best view in town. This beautifully updated home offers thoughtful improvements throughout. Inside, you'll find updated flooring, newer lighting, stylish feature walls, and faux beams that add warmth and charm to the main living area. The kitchen has been refreshed with painted cabinetry, quartz tile countertops, and updated sink and plumbing fixtures. The spacious primary bedroom features a walk-in closet and private 4-piece ensuite, while the additional 3 bedrooms provide flexible living space for guests or office space. Windows have been added in 2 of the bedrooms for extra natural light. The primary bathroom includes a relaxing jetted tub and skylight for plenty of natural light. Triple-glazed double argon windows in the living room, kitchen, and dining area help improve efficiency and you'll find other newer windows throughout the home, while central A/C keeps the home cool in the summer. Step outside and enjoy the impressive outdoor living space with a newly built 16x20 deck, privacy lattice, permanent soffit lighting, hardtop gazebo, pergola, and updated landscaping; all with an incredible view of Turtle Mountain. Located in a friendly community with no age restrictions, monthly fees of \$380 include water, sewer, garbage, and road snow removal for added convenience.