



GRASSROOTS
REALTY GROUP

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**232 Ranchwood Lane
Strathmore, Alberta**

MLS # A2327530



\$236,000

Division:	Ranch Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,184 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

~~ OPEN HOUSES Saturday and Sunday October 3rd & 4th 12:00-2:00pm~~ Discover the relaxed, low-maintenance lifestyle you've been looking for in Ranch Estates, Strathmore's beautifully maintained and highly sought after 55+ gated adult living community. This well cared for single wide mobile home offers just under 1,200 square feet of comfortable living space, with plenty of room to relax, entertain, and enjoy the best years ahead. The original owners have lovingly maintained this home, and it shows! The spacious layout features 3 bedrooms and 2 full bathrooms, including a convenient ensuite in the generous primary bedroom. The primary bedroom also offers a large walk-in closet, providing plenty of storage space. The inviting living room features a corner gas fireplace, creating a cozy gathering space for those cooler Alberta evenings. The home also offers a practical and functional kitchen and dining area complete with built in cabinetry and plenty of natural light throughout. Step outside and you'll discover a large south facing sundeck, perfect for morning coffee, afternoon sunshine, summer barbecues, or simply relaxing outdoors. The entry also features an enclosed add-a-room, giving you additional outdoor living space protected from the elements. For the car enthusiast, hobbyist, or anyone who appreciates extra storage, there is a double detached garage offering excellent space for vehicles, tools, and recreational equipment. The home has also seen important mechanical updates, including a recently installed high-efficiency on-demand hot water system and a recently replaced furnace blower motor, giving you added peace of mind. And then there's the Ranch Estates lifestyle! This beautifully maintained gated community features a central park, clubhouse, community firepit, and community garden, providing wonderful

opportunities to meet neighbors, socialize, and enjoy the outdoors. The community is also conveniently located adjacent to Kinsmen Park, adding even more green space and recreational opportunities right outside your door. If you're looking for a friendly, peaceful and well established 55+ community where you can enjoy your home without giving up space, storage, or outdoor living, this one deserves a look. Come see why Ranch Estates is one of Strathmore's most desirable adult living communities!