



GRASSROOTS
REALTY GROUP

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**327 3 Street
Hays, Alberta**

MLS # A2329687



\$350,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Triple Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Shelving, Plow yard decor,

Welcome home to this spacious and well maintained 2011 built double wide manufactured home offering 1520 square feet of comfortable living space on a generous corner lot. With 4 bedrooms and 2 full bathrooms, this home is perfectly suited for growing families, those working from home, or anyone looking for extra space. The thoughtfully designed floor plan features a private primary retreat at one end of the home, complete with a walk-in closet, a 4 piece ensuite and plenty of room for king sized furniture. At the opposite end of the home, you'll find three additional bedrooms and a second 4 piece bathroom, providing privacy and functionality for family or guests. The bright, open concept living room flows seamlessly into the spacious kitchen and dining area where you'll appreciate the abundance of rich, dark cabinetry, a pantry, centre island and ample work space for everyday living and entertaining. Just off the kitchen, step outside on to the east facing 12'x15' deck with maintenance free railings. An ideal place to enjoy your morning coffee. The laundry/utility room is conveniently located off the dining area and provides direct access to the parking area and detached garage. Enjoy the comfort of central air conditioning throughout the warmer months and a newly serviced furnace in the colder months. Recent updates include new refrigerator (2025), hot water tank (2025), washer and dryer (2024), newer shingles and some new/newer flooring throughout portions of the home. A true highlight of this property is the exceptional 24'x40' heated, detached garage. Fully finished with a durable metal clad exterior, insulated and drywalled interior, poured concrete floor and built on 4' frost walls, this impressive shop features three 9'x9' overhead doors with electric openers, two man doors and 220 volt power, making it ideal for mechanics, welders, hobbyists or anyone

needing a serious workspace. The large corner lot offers plenty of off street parking for vehicles, trailers, RVs or recreational toys, while the convenient location puts you just a short walk from the school and playground, perfect for families with children. Move in ready with modern updates, an outstanding garage/shop and an excellent location, this property is one you won't want to miss!