



GRASSROOTS
REALTY GROUP

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913 Spring Haven Court SE
Airdrie, Alberta

MLS # A2332249



\$315,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,095 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: Garage Heater(as is) never used by sellers

NO LOT FEES—YOU OWN THE LAND! Tucked into a quiet Big Springs cul-de-sac, this well kept manufactured home offers an affordable opportunity to own both your home and a generous 559 sq. m. lot. The large backyard is a standout, with mature landscaping, plenty of lawn, a storage shed and multiple spaces to relax or entertain including a private deck, large patio and inviting firepit area. Inside, the functional 1,094.52 sq. ft. layout feels bright and surprisingly spacious. The open living and dining areas feature large windows and durable laminate flooring, while the kitchen offers abundant cabinetry, generous counter space and a window overlooking the yard. Originally configured with three bedrooms, two rooms were combined to create an exceptionally large second bedroom, offering flexibility for sleeping space, a home office or recreation area. The privately positioned primary bedroom includes a walk-in closet and 3-piece ensuite, while a second 4-piece bathroom and convenient main-floor laundry complete the interior. For added peace of mind, all Poly-B plumbing has been replaced with PEX. Outside, the oversized 23' x 14' detached garage provides plenty of room for parking, storage or a workshop, with additional off-street parking out front. Other improvements over the years include updated windows, siding, shingles, bathrooms, kitchen cabinetry and appliances. Close to schools, parks, playgrounds, recreation and shopping, this is a rare chance to enjoy a detached home, your own land and a backyard with room to truly enjoy all at an approachable price point.