



GRASSROOTS
REALTY GROUP

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1223 Downie Street
Carstairs, Alberta

MLS # A2337799



\$360,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,091 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Block	Utilities:	-
Features:	Central Vacuum, Crown Molding, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Maybe you didn't know you were seeking a mobile home, but this one is worth a look. The yard is bigger than many in town (more than 8,000sq ft), the home is newer (2015), the garage is oversized (24x24), the yard is private, the driveway fits so many vehicles, and there is still room for a large shed (16x16) and a garden! Woah! Owned land, so no lot rent, and back lane access! If you've been waiting to get into the Carstairs market, this might be the ONE! Affordable price, affordable property taxes, and a wood stove to help keep heat costs down, if you choose. This home has 3 bedrooms, 2 bathrooms, and great living spaces. Furnace and HWT were both replaced (and upgraded!) in February of 2026. Both the front porch and the back deck are covered. Loads of mature trees and a fire pit make for some great evenings. Peace of mind and move in ready! Perfect for first time home buyers, or downsizers. Carstairs a vibrant and active community with great schools, and beautiful parks and pathways. An arena, curling rink, lots of restaurants and great stores. Ready for a fall move? Call your favourite realtor today to book your private showing!