



GRASSROOTS
REALTY GROUP

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27, 801 232 Street
Hillcrest, Alberta

MLS # A2342058



\$249,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,215 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Block Driveway, Off Street, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: TV Wall Mounts, Curtain Rods and Window Coverings, White Cabinet in Primary Ensuite, Black Shelving in Laundry Room, Gazebo with 1 set of full curtains and 1 set of screens, 2 Sheds

Easy, comfortable living in the beautifully maintained Monte Vista Park in Hillcrest. Built in 2009, this well-kept modular home offers 3 bedrooms, 2 bathrooms and the convenience of everything on one level. The open-concept main living area creates a bright and spacious feel with the kitchen, dining, and living spaces flowing together for everyday comfort. The kitchen features a pantry for added storage, while the primary bedroom includes a walk-in closet and private ensuite. This home has seen many recent upgrades making it move-in ready and easy to enjoy. Updates include all new appliances, central air conditioning, a new hot water tank, a new roof in 2025, freshly stained decks, and completed fencing. The laundry and utility room provides its own dedicated space with additional storage, adding to the home's practical layout. Outside, the large side deck extends your living space and creates the perfect spot to relax or entertain. The included gazebo features both full curtains and screens, allowing you to enjoy the outdoors with added comfort. The fully fenced yard is pet-friendly and includes garden beds along with two sheds for extra storage. Affordable pad rental is \$355 per month and includes municipal water, sewer, and garbage. With a low-maintenance lifestyle, thoughtful updates, and a well-managed park setting, this property is a wonderful opportunity to enjoy life in the Crowsnest Pass.