

7, 649 Main Street N  
Airdrie, Alberta

MLS # A2230933



**\$99,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** Block

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Shed

THE WALKABILITY SCORE is HIGH, with easy access to shops, parks, and amenities. You can easily walk to grab a coffee or lunch. This mobile home on a rental lot with a pad fee of \$820.00/monthly includes water, sewer and garbage pickup. Comfortable living in this 2-bedroom, 1-bath home is ideal for those looking to downsize and potentially make life more affordable within the city of Airdrie. Large eat-in kitchen with neutral paint tones throughout, sunken living room space with large front windows. Dedicated mudroom as you enter the home, with space for coats and shoes. The hallway leads you past the laundry area, a large second bedroom, and continues to the main bathroom area. The primary bedroom is located at the end of the hall and can accommodate a king-size bed. Take a look around and discover the possibilities of living in Airdrie for yourself.