

# \$49,000 - 74 Greenwood Villa, Drumheller

MLS® #A2208542

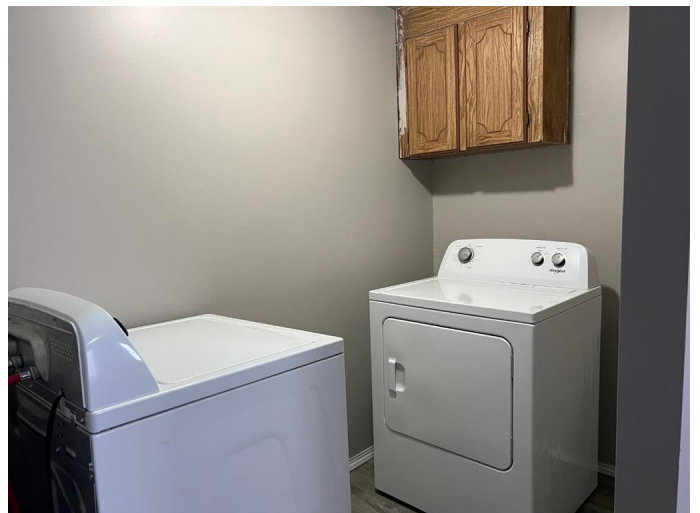
**\$49,000**

3 Bedroom, 2.00 Bathroom, 938 sqft

Mobile on 0.00 Acres

Newcastle, Drumheller, Alberta

Quick possession! This affordable 3 bedroom mobile home comes with 1 and a half bathrooms and is perfect for families. Nestled in the Greenwood Villa Mobile Home Park you will discover this newly updated mobile home. Recent updates include, a tin roof and vinyl siding (7 yrs old), newer furnace and hot water tank (2 yrs old), new drywall, freshly painted, both bathrooms have been fully updated (5 yrs old), new vinyl plank flooring( 1 yr old) throughout plus newer double pane windows (5 yrs old). The heavy lifting has been done; all you need to do is choose your possession date. Friendly neighbors on both sides sets the stage for community building. The open concept main floor makes it easy for furniture placement and the larger windows bring in an abundance of natural light. The kitchen is outfitted with white appliances; the stove is only 1 year old and there is a great amount of continuous counter top for your smaller appliances. A spacious eating area is located adjacent to the kitchen area. Three bedrooms allows for a family setting. This quiet mobile home park delivers an affordable and safe opportunity for new home owners or those looking to downsize. There are two parking spaces alongside the home. Schools, shopping, hospital and health care facilities, and a plethora of restaurants and coffee shops are all nearby. The fire hydrant is only 150 ft away. Call your favorite realtor today for your private showing and come see what quiet living is really all about! Park Approval is



required prior to submitting an offer. Park rental fee is \$600/month and includes water, sewer and garbage pickup.

Built in 1978

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2208542                |
| Price          | \$49,000                |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 938                     |
| Acres          | 0.00                    |
| Year Built     | 1978                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 74 Greenwood Villa |
| Subdivision | Newcastle          |
| City        | Drumheller         |
| County      | Drumheller         |
| Province    | Alberta            |
| Postal Code | T0J0Y1             |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Driveway, Off Street, Stall, Front Drive |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows                    |
| Appliances        | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |

### **Exterior**

|              |                         |
|--------------|-------------------------|
| Roof         | Metal                   |
| Construction | Vinyl Siding            |
| Foundation   | Pillar/Post/Pier, Block |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 43              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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