

# \$325,000 - 1006 Anger Street, Duhamel

MLS® #A2229150

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.81 Acres

Duhamel, Duhamel, Alberta

Welcome to 1006 Anger Street in Duhamel a beautifully transformed mobile home that has been completely gutted and renovated into a warm, welcoming house with modern comforts and thoughtful design throughout. Set on an expansive 0.81-acre lot, this property offers the perfect blend of privacy, functionality, and flexibility for full-time living or as a seasonal retreat. This 3-bedroom, 1.5-bathroom home includes a 2-piece ensuite off the front bedroom, with the potential to create a fourth bedroom to suit your needs. The home sits on 15 concrete pilings, officially classifying it as real property no longer considered a mobile home. This not only adds to the structural integrity but also increases financing and resale flexibility. Inside, the bright and spacious living room flows into an open-concept kitchen and dining area, which offers seamless access to the deck - perfect for entertaining or relaxing outdoors. The main bathroom is a full 3-piece and is designed to be wheelchair accessible, as is the large front deck. Laundry is conveniently located on the main floor, and there is excellent storage throughout the home. Major updates provide peace of mind and energy efficiency, including 2x6-equivalent framing, R-20 insulation, a high-efficiency furnace ('20), hot water tank ('16), and LED lighting installed in '21. The roof was replaced in '21, and the septic pump was updated in '22. Plumbing has been upgraded with PEX and ABS lines, and the home is serviced by municipal water. Additionally, the



original well remains on the property with a functioning pump currently disconnected but still accessible for future use. A spacious, detached two-car garage with a concrete floor offers ample space for vehicles, storage, or a workshop. Itâ€™s also wired with a rough-in connection for a future hot tub, conveniently located in the deck area. The gravel driveway provides easy access, and the surrounding garden beds are well maintained, with raised planters ready for your personal touch. Adding to the versatility of this property are two powered campsites with seasonal water and sewer connections, complete with air lines for winterizing. Whether youâ€™re looking to host friends and family or generate extra income during the summer months, this feature provides excellent potential. Thereâ€™s even hot and cold outdoor taps on the north side of the house, making it easy to install an outdoor shower for guests or campers. Whether youâ€™re looking for a peaceful rural lifestyle, a place to host and entertain, or an income-generating summer spot just 15 minutes from Camrose, this one-of-a-kind home offers it all.

Built in 1977

**Essential Information**

MLS® #	A2229150
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,320
Acres	0.81
Year Built	1977
Type	Residential
Sub-Type	Detached

Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	1006 Anger Street
Subdivision	Duhamel
City	Duhamel
County	Camrose County
Province	Alberta
Postal Code	T0B 3L0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden, RV Hookup
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Seasonal Water
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	June 10th, 2025
Days on Market	7
Zoning	UR

### Listing Details

Listing Office	The Realty Bureau
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