

# \$135,000 - 11 Railway Avenue, Duchess

MLS® #A2232310

**\$135,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Duchess, Alberta

Charming 3-Bedroom Mobile Home in  
Duchess, Alberta

Welcome to this well-maintained 1999 mobile home, perfectly located in the quiet and friendly community of Duchess. This home offers three spacious bedrooms and two full bathrooms, ideal for families or those looking for comfortable, affordable living. Inside, you'll find upgraded flooring throughout, creating a modern and inviting atmosphere. The home has newer windows where needed, ensuring energy efficiency and comfort year-round, while the insulated skirting and durable metal roof provide added protection and peace of mind. The home was also recently leveled.

Step outside and enjoy the large, fully fenced yard, perfect for pets, kids, or gardening enthusiasts. The generous deck offers plenty of space for outdoor entertaining or simply relaxing in the sunshine. Conveniently located close to the school and recreation center, this property is a great option for families and active individuals alike. Don't miss your chance to own a move-in ready home in a wonderful community, with affordable lot rent.

Built in 1999

## Essential Information

MLS® #                   A2232310

Price                       \$135,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	1999
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	11 Railway Avenue
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T1R 0Z0

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Aggregate

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Jetted Tub, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Natural Gas, Central
Cooling	Wall Unit(s)

### **Exterior**

Exterior Features	Private Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Metal Frame, Silent Floor Joists
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 18th, 2025
-------------	-----------------

Days on Market 49

## **Listing Details**

Listing Office Royal LePage Community Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.