



## 305 CALAHOO Road 231 Spruce Grove AB

\$59,999

Here's the revised description without the mention of the 3-bedroom conversion: Cozy Bungalow-Style Mobile Home with Updates! This charming 2-bedroom mobile home was completely rebuilt in 1999 and updated over the years with vinyl siding, updated windows, insulation, new furnace, hot water tank, plumbing, and electrical. Recent upgrades include a Siemens 60A electrical panel (Oct 2024), new hot water tank (May 2024), and dishwasher (April 2024). Enjoy a spacious addition, perfect as a family or dining room, and a fully fenced yard with new fencing (2023), ideal for pets. Located near Heritage Grove Trail with two off-leash parks, and just minutes from shopping, dining, and Hwy 16A. Relax on the updated deck(2020) and take advantage of parking for up to three vehicles. Don't miss this well-maintained, move-in-ready home!

Listing Presented By:



Originally Listed by:  
Exp Realty

sunny@nrg.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net