

# \$149,900 - 1, 310 Railway Avenue, Duchess

MLS® #A2260931

**\$149,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Duchess, Alberta

This beautifully maintained 1216 sq ft Moduline Industries home, built in 2000, is the perfect blend of comfort, convenience, and value. Situated on rented land with affordable \$350/month lot rent - already paid in full through the end of 2025. This location couldn't be better, just steps from the K-12 School, Arena and Rec Centre with no busy roads to cross. Pride of ownership shines through with numerous updates including exterior doors, deck boards, patio, and aluminum railings all added in 2018, plus metal skirting (2016) and a durable metal roof (2018). Inside, the home is spotless and move in ready, offering 3 spacious bedrooms, 2 full bathrooms, central air conditioning, and thoughtful upgrades over the past two years such as a new hot water tank, washing machine, dishwasher, and custom thermal, room darkening blinds. Outside, enjoy a fully fenced yard with secure chain link, two handy storage sheds (10x12 and 8x8), and plenty of space for relaxing or entertaining. With so many updates already complete and lot rent prepaid for 2025, this home is an incredible opportunity to move right in and start enjoying worry-free living!

Built in 2000

## Essential Information

MLS® # A2260931

Price \$149,900



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 0.00                    |
| Year Built     | 2000                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1, 310 Railway Avenue |
| Subdivision | NONE                  |
| City        | Duchess               |
| County      | Newell, County of     |
| Province    | Alberta               |
| Postal Code | T0J 0Z0               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|            |                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating    | Forced Air                                                                                         |
| Cooling    | Central Air                                                                                        |

### Exterior

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 38                   |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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