

\$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	9

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.