

\$98,000 - 8, 310 Railway Avenue, Duchess

MLS® #A2261145

\$98,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Duchess, Alberta

Welcome to this 2001 built modular home located on a corner lot in the quiet community of Duchess, just steps from the school and arena. Offering 3 bedrooms and 2 bathrooms, including a primary suite with walk-in closet and ensuite, this home provides plenty of space for family living. The kitchen comes equipped with refrigerator, stove (new in 2023), dishwasher (new in 2023), and washer/dryer. The home also features central air conditioning (approx. 10 years old) and a storage shed for added convenience. While the property does require some TLC it has great bones and tons of potential making it an excellent opportunity for a buyer looking to add their personal touch. Priced to sell, this property is ideal for those looking for affordability and the chance to build equity. This home is situated on a rented lot with the current lot rent for new buyers being \$350/month with park manager approval required.

Built in 2001

Essential Information

MLS® #	A2261145
Price	\$98,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216



Acres	0.00
Year Built	2001
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	8, 310 Railway Avenue
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J0Z0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Off Street

Interior

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt Shingle
Foundation	Block

Additional Information

Date Listed	September 30th, 2025
Days on Market	4

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.