

# \$205,000 - 323, 349 Railway Avenue W, Duchess

MLS® #A2267729

**\$205,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Mobile on 0.00 Acres

NONE, Duchess, Alberta

Welcome to this spacious and beautifully updated 20x76 mobile home with a 16x12 bonus room addition boasting cedar accent wall and commercial grade vinyl plank flooring, offering a versatile space that could easily serve as a fifth bedroom, office, or family room. Featuring 4 bedrooms and 2 bathrooms (one brand new toilet and valve), this home offers an open-concept layout with a bright kitchen showcasing an island, plenty of cabinets and counter space, and built-in storage and display units in the dining area. The flooring and lighting have been tastefully updated, giving the space a fresh, modern feel. The sellers have spared no expense updating the exterior of the home making major improvements in recent years including new shingles, new siding, soffit, fascia, 5" continuous eavestrough, new metal skirting, some new windows and doors. A matching 8x6 shed and 12x20 garage were both built and delivered locally by Norsemann, adding quality function and style to the property. Inside this smoke free home, a brand new furnace adds peace of mind to the warmth and comfort of the home. Situated on rented land at just \$350/month in Duchess's quietest park, this home offers stunning north-facing field views where you can often spot local wildlife. Surrounded by friendly neighbours and small-town charm, you'll also enjoy convenient access to nearby amenities including a K-12 school, arena, recreation centre, curling rink, and walking paths.



Offering comfort, updates, and peaceful views,  
this property is an excellent place to call home.

Built in 2004

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2267729                |
| Price          | \$205,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,520                   |
| Acres          | 0.00                    |
| Year Built     | 2004                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 323, 349 Railway Avenue W |
| Subdivision | NONE                      |
| City        | Duchess                   |
| County      | Newell, County of         |
| Province    | Alberta                   |
| Postal Code | T0J 0Z0                   |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Forced Air                                                                                               |
| Cooling           | Central Air                                                                                              |

**Exterior**

|            |                  |
|------------|------------------|
| Roof       | Shingle          |
| Foundation | Pillar/Post/Pier |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 7                  |

### **Listing Details**

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

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