

\$135,000 - 348 Brianne Boulevard, Duchess

MLS® #A2220131

\$135,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Duchess, Alberta

Welcome to 348 Brianne Boulevard! This well-maintained 2008 home offers affordable country living while still being conveniently close to Duchess.

The home features 1216 sqft of living space, including 3 bedrooms and 2 bathrooms, making it ideal for family living. You'll appreciate the spacious, fully fenced yard, perfect for outdoor enjoyment. Inside, the open floor plan and vaulted ceilings create a bright and welcoming atmosphere filled with natural light. The spacious kitchen boasts an island with an eat-in bar, a walk-in pantry, and plenty of storage and cabinet space. The primary suite is generously sized and includes a walk-in closet and a 4-piece ensuite bathroom (with jetted tub).

The exterior of the property is a significant bonus, featuring an oversized deck and a fully fenced yard that provides ample space for backyard gatherings. Enjoy added privacy with no neighbors directly behind or to the side of the home. The property also offers ample parking for easy access. Key features of this home include central air conditioning, a hot water tank replaced in 2024, shingles that were replaced 6 years ago, and a recently replaced chimney. Don't miss the opportunity to view this well maintained & affordable property!

Built in 2008



Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2220131 |
| Price | \$135,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Mobile |
| Sub-Type | Mobile |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 348 Brianne Boulevard |
| Subdivision | NONE |
| City | Duchess |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T0J0Z0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Pantry, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Roof | Asphalt Shingle |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

Days on Market 4

Listing Details

Listing Office Century 21 Foothills Real Estate



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