

# \$219,000 - 223 Carman Street, Carmangay

MLS® #A2224285

**\$219,000**

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.28 Acres

NONE, Carmangay, Alberta

Welcome to this charming property in the Village of Carmangay! This listing features a 2003 Moduline Industries Ltd. two-bedroom, one-bathroom mobile home nestled on four 25' x 120' lots. The is also a den and open concept for the kitchen/dining/living room area.

The home boasts durable asphalt shingles approximately 10 years old, and a newer furnace installed about 4 years ago. The hot water tank is rented for approximately \$24 per month. Enjoy outdoor living with not one, but two decks—ideal for relaxing with your morning coffee or hosting summer BBQs. RV parking is available, and there's no shortage of storage thanks to a large canvas shelter, perfect for housing a vehicle or your extra gear. A 16' x 12' shed with a concrete floor and electrical service (with potential for 220 AMP) adds even more versatility to the property. The fully fenced yard provides both privacy and peace of mind. Situated just a short drive from Little Bow Park, McGregor Lake, and Twin Valley Reservoir, this property offers comfort, convenience, and access to outdoor adventure. Don't miss your chance to scoop up this gem in the quiet community of Carmangay!

Built in 2003

## Essential Information

MLS® # A2224285

Price \$219,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.28
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	223 Carman Street
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 24th, 2025
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Days on Market	14
Zoning	Residential

**Listing Details**

Listing Office	Magnuson Realty Ltd
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