

# \$99,900 - 23 Mobbille Drive Ne, Three Hills

MLS® #A2250428

**\$99,900**

3 Bedroom, 1.00 Bathroom, 1,260 sqft

Mobile on 0.00 Acres

NONE, Three Hills, Alberta

Come view this well cared for 3 Bedroom 1 Bathroom Home on a Large pie shaped Culdesac lot In Three Hills Prairie Mobile Home Court. This Dashing home Boasts a newer pitched shingled roof, A shed, A Newly Fenced Yard with mature trees an a Detached Heated Single car garage with a remotely operated Garage door. Cozy up in front of the Family room Free Standing efficient wood burning Frieplace c/w Fan and ducting to heat the entire home. Of course it still has a forced air furnace system too. Enjoy your Bubble bath in the extra deep tub. A coffee on the covered front porch and produce from all the garden boxes. The open Concept Kitchen, dining, living room area is flooded with light from large windows. Newer custom built pantry in the Kitchen for extra storage. The entire home has been enhanced and improved inside and out including new siding and trim. The Addition on the Primary Bedroom creates a small haven as an option for a nursery or sitting area. New Upgrades include, New Pitched roof with new shingles in 2021. New Gas Range in 2022, two new Hot water tanks, 1 in 2022, and 1 in 2023. New Pantry, front window & trim, Front deck renovation, Bedroom addition, in 2023. Motion lights, Kitchen update, new Garage roof in 2024, other inclusions, Ikea closet in blue room, Garden boxes, shed, wood shed, Chicken coop, shelves in front room, Bathroom mirror. Lots to take in when you come to view this affordable adorable home.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2250428                |
| Price          | \$99,900                |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,260                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23 Mobbille Drive Ne |
| Subdivision | NONE                 |
| City        | Three Hills          |
| County      | Kneehill County      |
| Province    | Alberta              |
| Postal Code | T0M 2A0              |

## Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                              |
| Parking        | Carport, Front Drive, Garage Door Opener, Heated Garage, Insulated, Single Garage Detached, Rear Drive, Tandem |
| # of Garages   | 1                                                                                                              |

## Interior

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Appliances      | Dryer, Gas Range, Refrigerator, Washer                        |
| Heating         | Forced Air, Natural Gas                                       |
| Fireplace       | Yes                                                           |
| # of Fireplaces | 1                                                             |
| Fireplaces      | Family Room, Wood Burning Stove, Factory Built, Free Standing |

## Exterior

|            |                                      |
|------------|--------------------------------------|
| Roof       | Asphalt Shingle                      |
| Foundation | Block, Combination, Pillar/Post/Pier |

## Additional Information

Date Listed August 20th, 2025

Days on Market 8

## **Listing Details**

Listing Office 2 Percent Realty Advantage

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