

# \$369,000 - 141 Industrial Street, Parkland

MLS® #A2212888

**\$369,000**

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.31 Acres

NONE, Parkland, Alberta

GREAT NEW PRICE!! Affordable beautiful, new manufactured home on a generous size lot. This RTM (Ready to Move) home is 960 sq ft and is located in Parkland. Only 10 minutes to Nanton and less than an hour to Calgary. The Property has an engineered steel pile foundation, with plywood sheeting underneath. High quality construction with All Weather Windows, 2X6 construction, extremely well insulated with R-40, 25year asphalt shingles, upgraded Cal XL wood composite siding, upgraded luxury vinyl plank flooring, air exchange system, all drywall inside with smooth ceilings, treated wood decks and railings. The home is light and bright with neutral colors through out. The main living area is open concept with patio doors leading out to a treated wood deck. The bedrooms are at either end of the home. Laundry is located in the spacious bathroom. Storage under the deck. The house is on a water cistern and septic holding tank. This home meets or exceeds building standards. Comes with a 10year home warranty. This lovely home is ready to move into so a quick possession is available.

Built in 2024

## Essential Information

MLS® #                   A2212888

Price                       \$369,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.31
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	141 Industrial Street
Subdivision	NONE
City	Parkland
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1V0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Laminate Counters, See Remarks, Recessed Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Baseboard
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Irregular Lot, Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding, Manufactured Floor Joist, See Remarks

Foundation Piling(s)

### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 120

Zoning Residential

### **Listing Details**

Listing Office MaxWell Canyon Creek

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