

\$109,000 - 4 305 Calahoo Rd, Spruce Grove

MLS® #E4449713

\$109,000

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Welcome to your perfect blend of comfort and convenience! This beautifully maintained 2-bedroom, 1-bathroom mobile home offers a cozy, efficient layout ideal for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle. Step inside to find a bright, open living area with large windows that fill the space with natural light. The kitchen is outstanding from every angle and features updated countertops, ample cabinet space, and a functional layout that makes meal prep a breeze. Both bedrooms are comfortably sized, with the primary bedroom offering a peaceful retreat and generous closet space. The full bathroom is clean and well-kept, featuring updated fixtures and a practical design. Outside, enjoy your own private yard space perfect for gardening, relaxing, or entertaining. With a covered porch and room for outdoor seating, this home offers comfort inside and out. Located in a quiet, friendly community with easy access to local amenities+Shopping. Upgrades: Furnace, (23') Roof (25')

Built in 1979

Essential Information

MLS® # E4449713

Price \$109,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,072
Acres	0.00
Year Built	1979
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4 305 Calahoo Rd
Area	Spruce Grove
Subdivision	Mobile City Estate
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3K5

Amenities

Parking	Front Drive Access
---------	--------------------

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	See Remarks
Construction	See Remarks
Foundation	Block

Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 27th, 2025 at 5:02am MDT