

# \$419,000 - 141 Industrial Street, Parkland

MLS® #A2212888

**\$419,000**

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.31 Acres

NONE, Parkland, Alberta

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. 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     | \$419,000 |
| 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), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | Baseboard  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Corner Lot, Irregular 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 | 2                |
| Zoning         | Residential      |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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