

# \$129,900 - 196 305 Calahoo Road, Spruce Grove

MLS® #E4447795

## \$129,900

3 Bedroom, 2.00 Bathroom, 1,184 sqft  
Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Exceptionally maintained 3 bedroom home with 2 full baths, located in a quiet cul-de-sac. Filled with natural light, including a large skylight in the kitchen. Enjoy the large deck and the rest of the fully fenced yard space- perfect for summer entertaining and get togethers. Home was previously set up to be wheelchair accessible and could easily be converted back with very minor adjustments. Mobile City Estates is located right in the heart of Spruce Grove, within walking distance to so many great amenities- many types of retail shopping, multiple green spaces, and the city's extensive trail system.

Built in 1994

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447795               |
| Price          | \$129,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status                      Active

**Community Information**

Address                      196 305 Calahoo Road  
Area                              Spruce Grove  
Subdivision                  Mobile City Estate  
City                              Spruce Grove  
County                          ALBERTA  
Province                        AB  
Postal Code                  T7X 3L1

**Amenities**

Parking Spaces              2  
Parking                        2 Outdoor Stalls

**Interior**

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

**Exterior**

Exterior                        Prefab  
Construction                Prefab  
Foundation                   Block

**Additional Information**

Date Listed                   July 15th, 2025  
Days on Market              5  
Zoning                          Zone 91

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Listing information last updated on July 20th, 2025 at 3:47pm MDT