

\$124,900 - 246 305 Calahoo Rd, Spruce Grove

MLS® #E4453393

\$124,900

3 Bedroom, 2.00 Bathroom, 1,211 sqft

Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Charming Mobile Home with Spacious Layout & Modern Touches This beautifully maintained 3-bedroom, 2-bathroom home offers a bright and inviting layout with plenty of functional space. The oversized primary bedroom features a walk-in closet and private ensuite, perfect for comfort and privacy. Enjoy the open-concept kitchen with stylish oak cabinets and a skylight that fills the space with natural light. A separate laundry room includes upper cabinets for additional storage. Included are five appliances, ready to make daily living a breeze. The living room showcases vaulted ceilings. There's no shortage of storage throughout the home. Step outside to a covered deck, fully fenced yard, garden shed, and well-kept flower beds. Rear access to nearby amenities adds extra convenience to this move-in ready home.

Built in 1996

Essential Information

MLS® #	E4453393
Price	\$124,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.00



Year Built	1996
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	246 305 Calahoo Rd
Area	Spruce Grove
Subdivision	Mobile City Estate
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3L2

Amenities

Parking	2 Outdoor Stalls
---------	------------------

Interior

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

Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

Additional Information

Date Listed	August 16th, 2025
Days on Market	4
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 August 20th, 2025 at 2:17pm MDT