

# \$225,000 - 22 Doubletree Way, Strathmore

MLS® #A2246546

**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Mobile on 0.00 Acres

Ranch Estates, Strathmore, Alberta

Welcome home to 22 Doubletree Way! This beautifully maintained 3-bedroom, 1.5-bath mobile home is located in the highly sought-after 55+ adult community of Ranch Estates in Strathmore. With 1,147 square feet of thoughtfully designed living space, this home offers the perfect blend of comfort, style, and functionality. Enjoy a bright, open layout featuring tasteful modern updates throughout. Recent upgrades include brand new kitchen appliances, a high-efficiency furnace, and central air conditioning—everything is done for you, so you can move in and enjoy the space right away! Situated in a peaceful, park like setting, this home also includes a single detached garage, access to loads of well-maintained green space, and two community gardens. Conveniently located close to local amenities, this is a rare opportunity to own a turn-key home in one of Strathmore's™ most desirable adult communities.

Built in 1997

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246546  |
| Price      | \$225,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                         |
|----------------|-------------------------|
| Square Footage | 1,147                   |
| Acres          | 0.00                    |
| Year Built     | 1997                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Doubletree Way |
| Subdivision | Ranch Estates     |
| City        | Strathmore        |
| County      | Wheatland County  |
| Province    | Alberta           |
| Postal Code | T1P 1M8           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|            |                                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                                                                                                  |
| Cooling    | Central Air                                                                                                                                 |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Piling(s), Wood |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 21               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.