

**300 Twin Cities Drive
Longview, Alberta**

MLS # A2304710



\$300,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	930 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this charming and well-maintained 2-bedroom home situated on a spacious 50' x 115' lot in the heart of Longview. Offering approximately 930 sq ft of comfortable living space, this home features a bright and inviting layout with a cozy living area and functional kitchen. The property has been beautifully cared for, with mature landscaping that creates a peaceful and private outdoor setting. Enjoy the large deck and patio area, perfect for relaxing or entertaining during the warmer months. Additional highlights include an amazing heated detached garage and a handy little workshop with power in the backyard plus a storage shed, providing plenty of space for tools, hobbies, or seasonal items. Ideally located near a park and within walking distance to Longview School, this property offers small-town living with everyday convenience. A great opportunity for first-time buyers, downsizers, or anyone looking to enjoy the quiet charm of Longview. UPGRADES INCLUDE: Hot water heater 2019, Garage Heater 2017, Garage built in 2014, Furnace 2023, newer faucet and hood fan.