

# \$124,900 - 45, 134 Village Way, Strathmore

MLS® #A2269139

**\$124,900**

2 Bedroom, 2.00 Bathroom, 1,187 sqft

Mobile on 0.00 Acres

Westpark Village, Strathmore, Alberta

Welcome to West Park Village located in Strathmore, just 30 min east of Calgary. This bright and spacious 2 bedroom mobile home offers an open floor plan with vaulted ceiling and a comfortable flow throughout. The home was originally a 3 bedroom and can easily be converted back by re-installing the wall between the junior rooms. The large primary features a private 4 piece ensuite with soaker tub, built in cabinets along with plenty of closet space. Enjoy the sunny kitchen and living area that opens onto a generous sized deck perfect for relaxing or entertaining! Additional highlights include a 14'x 7.9' boot or storage room (non heated) addition, air conditioning and situated on a leased lot that includes water, waste, garbage and snow removal . Fenced yard with room to garden or play with kids & pets.

Conveniently located close to schools, shopping, walking paths, public library, recreation facilities and downtown amenities. Affordable living in a great community. Book a showing today and be in your new home for Christmas.

Built in 1990

## Essential Information

MLS® #                   A2269139

Price                     \$124,900



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,187                   |
| Acres          | 0.00                    |
| Year Built     | 1990                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45, 134 Village Way |
| Subdivision | Westpark Village    |
| City        | Strathmore          |
| County      | Wheatland County    |
| Province    | Alberta             |
| Postal Code | T1P1A3              |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Front Drive, Gravel Driveway, Guest, Parking Pad |

### Interior

|            |                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating    | Forced Air, Natural Gas                                                                                            |
| Cooling    | Central Air                                                                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 2                  |

### Listing Details

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

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