

# \$89,900 - 194 Francis Street, Irvine

MLS® #A2231841

**\$89,900**

3 Bedroom, 1.00 Bathroom, 1,108 sqft

Residential on 0.14 Acres

NONE, Irvine, Alberta

This mobile home is the perfect opportunity to live in a quiet community and enjoy the wide open space around you! Situated on a large 50'x120' lot with no neighbours to the north (and no lot rent!) you'll feel like you're on your own private acreage. The screened in front porch leads you into a spacious open kitchen, dining and living room area. The first bedroom is located off the kitchen. Down the hall, you'll find a second bedroom, large laundry/storage room and bathroom. At the end of the hall is a huge primary bedroom with walk in closet and access to the fenced in backyard. This home has had several recent updates in the last 2 years. The updates you won't see include all new waterlines and ducts throughout, as well as new insulation and weather barrier underneath the home. The bathroom has been updated with a new tub surround, toilet, sink faucets and flooring. The kitchen includes a new fridge and gas stove. The exterior upgrades include LeafFilter in eaves that comes with a lifetime warranty. A new fence encloses a large private yard that has been recently landscaped with sod. Located close to schools, playgrounds and a stones throw from the Irvine rink, you won't want to miss out on this affordable opportunity!

Built in 1976

## Essential Information

MLS® #

A2231841



Price	\$89,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,108
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	194 Francis Street
Subdivision	NONE
City	Irvine
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

### **Amenities**

Parking Spaces	2
Parking	Driveway, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	See Remarks
Appliances	Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Private
Roof	Metal
Construction	Mixed
Foundation	None

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	7
Zoning	HR, Hamlet Residential

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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