

# \$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, 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	Refrigerator, Washer/Dryer, Gas Stove
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	2
Zoning	HR, Hamlet Residential

## **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

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