

# \$135,000 - 348 Brianne Boulevard, Duchess

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MLS® #A2220131

**\$135,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Duchess, Alberta

Welcome to 348 Brianne Boulevard! This well-maintained 2008 home offers affordable country living while still being conveniently close to Duchess.

The home features 1216 sqft of living space, including 3 bedrooms and 2 bathrooms, making it ideal for family living. You'll appreciate the spacious, fully fenced yard, perfect for outdoor enjoyment. Inside, the open floor plan and vaulted ceilings create a bright and welcoming atmosphere filled with natural light. The spacious kitchen boasts an island with an eat-in bar, a walk-in pantry, and plenty of storage and cabinet space. The primary suite is generously sized and includes a walk-in closet and a 4-piece ensuite bathroom (with jetted tub).

The exterior of the property is a significant bonus, featuring an oversized deck and a fully fenced yard that provides ample space for backyard gatherings. Enjoy added privacy with no neighbors directly behind or to the side of the home. The property also offers ample parking for easy access. Key features of this home include central air conditioning, a hot water tank replaced in 2024, shingles that were replaced 6 years ago, and a recently replaced chimney. Don't miss the opportunity to view this well maintained & affordable property!

Built in 2008



## Essential Information

MLS® #	A2220131
Price	\$135,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2008
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	348 Brianne Boulevard
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J0Z0

## Amenities

Parking Spaces	4
Parking	Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Exterior Features	Private Yard
Roof	Asphalt Shingle

## Additional Information

Date Listed	May 13th, 2025
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Days on Market      1

**Listing Details**

Listing Office              Century 21 Foothills Real Estate



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