

\$479,900 - 844 Homesteaders Avenue, Mossleigh

MLS® #A2257836

\$479,900

3 Bedroom, 2.00 Bathroom, 1,501 sqft
Residential on 0.78 Acres

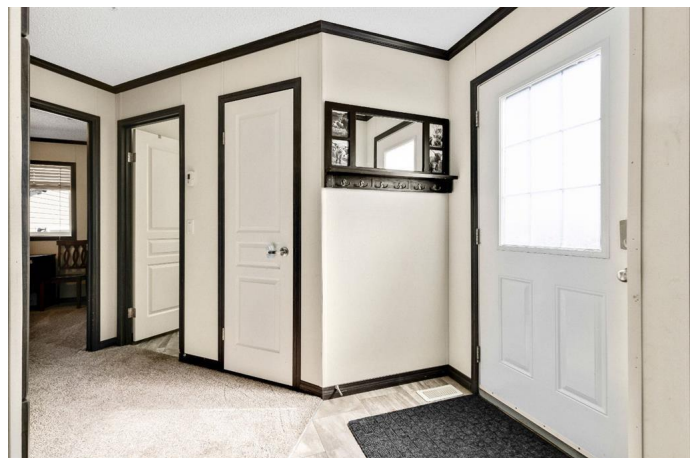
NONE, Mossleigh, Alberta

Escape the hustle and bustle of the city and enjoy the peace of small-town living with this beautifully maintained 3-bedroom, 2 full bathroom mobile home in the heart of Mossleigh. Set on a spacious lot (approx 0.78 acres), this property offers the perfect blend of comfort, charm, and functionality – yes, you can bring the chickens, it even includes the chicken coop!

This Property includes 3 Bedrooms and 2 Full Bathrooms. Open concept Kitchen/living room with lots of space to host the family gatherings inside as well as outside with the 2 Large Decks – Perfect for morning coffee or evening BBQs, including a gazebo for your own back deck oasis! The Oversized Double Detached Garage gives you plenty of room to park the vehicles, storage or a workshop! Enjoy the Large Garden with Raised Beds & Greenhouse – Ideal for the aspiring gardener. There is RV/Baot parking beside the garage.

2 Sheds – Extra storage for tools and equipment.

Whether you are starting a family, looking to downsize, or simply craving a quieter lifestyle, this property has everything you need – all while keeping you connected to nature and community. Don't worry Amazon and couriers deliver to your door! Washer & dryer was replaced in 2022, microwave in 2020 and Hot water tank in 2022. Mobile is on concrete piles and welded to steel plate. Mossleigh has a restaurant, coffee shop, a gas station and



Aspen Crossing is just 5 minutes away.
Mossleigh is about 23 mins from Vulcan, 45 mins from Calgary, 30 mins from Strathmore, 35 mins from High River & Okotoks. Don't miss out on this unique opportunity to live life in Mossleigh, contact your favorite Realtor today!

Built in 2017

Essential Information

MLS® #	A2257836
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,501
Acres	0.78
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	844 Homesteaders Avenue
Subdivision	NONE
City	Mossleigh
County	Vulcan County
Province	Alberta
Postal Code	T0L1P0

Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan
-------------------	---

Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.