

# \$65,000 - 78 Parkland Acres, Lacombe

MLS® #A2229656

## \$65,000

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Mobile on 0.00 Acres

Parkland Trailer Park, Lacombe, Alberta

Quick Possession Available ~ 78 Parkland Acres, Lacombe ~ Affordable opportunity in Parkland Acres! If you're looking for a well-priced 3 bedroom and 2 bathroom home with potential, this is the one for you! Situated at the entrance of the Parkland Acres mobile home community, this 1989-built home offers 1,124 sq. ft. of living space PLUS the addition (265 sq ft) which was added about 3 years ago. The open-concept kitchen, eating area, and living room is the centre of the home with the benefit of a vaulted ceiling above. The home features vinyl plank flooring throughout and stainless steel appliances. The home could benefit from some freshening up, so with a little creativity, you can turn this home into your own personal space. Towards the back of the home, there is an exit door with a dedicated laundry and furnace room with built in cabinets & storage space. The primary bedroom, located at the back of the home, comes with a 4-piece ensuite bathroom and walk-in closet. At the front of the home there are 2 bedrooms, a full main bathroom and a 3rd exit door leading out to the carport, porch and addition. The addition (added about 3 years ago) provides extra living space with good sized vinyl windows and another exit door to the back yard. The carport offers sheltered parking, and the side ramp ensures accessibility for everyone. What would you do with the covered porch space? There are 2 sheds in the backyard for outdoor storage and several garden boxes. FYI: the home was just



recently levelled. Monthly lot rent is \$550, which includes garbage, water, and sewer fees. As an owner, grass cutting is your responsibility. Landlord approval is required for occupancy and 1 pet per home approval. (The community allows 1 dog under 16 inches.) Parkland Acres is nestled in the heart of Lacombe, close to schools, parks, shopping, various amenities and beautiful pathways. This is a great spot to settle in and put your stamp on a home in beautiful Lacombe Alberta!

Built in 1989

### Essential Information

MLS® #	A2229656
Price	\$65,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.00
Year Built	1989
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	78 Parkland Acres
Subdivision	Parkland Trailer Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S8

### Amenities

Parking Spaces	1
Parking	Attached Carport

## Interior

Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

## Exterior

Roof	Asphalt Shingle, Metal
Foundation	Other

## Additional Information

Date Listed	July 28th, 2025
Days on Market	3

## Listing Details

Listing Office	2 Percent Realty Advantage
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