

# \$110,000 - 54, 110 Highway 22, Cremona

MLS® #A2222858

**\$110,000**

2 Bedroom, 1.00 Bathroom, 1,038 sqft

Mobile on 0.00 Acres

NONE, Cremona, Alberta

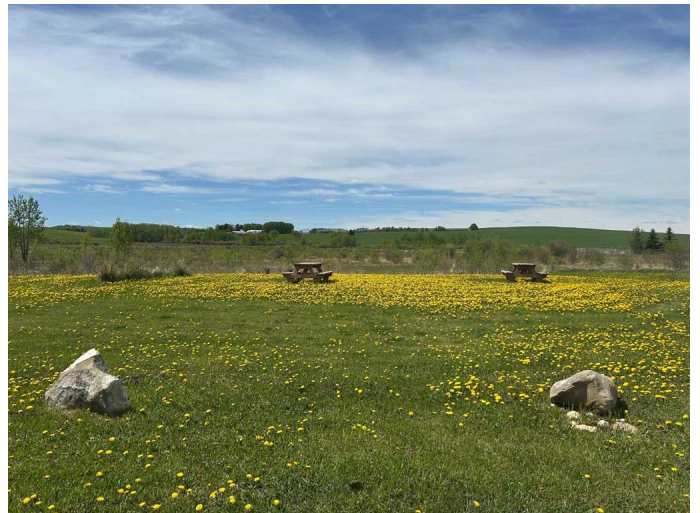
This well-maintained property has incredible views of the countryside and farmland. Perfect for enjoying an early morning coffee on your front deck or taking in the vibrant sunsets. On clear nights, you can even catch glimpses of the northern lights dancing across the sky.

Conveniently equipped with a ramp, this home is fully accessible and thoughtfully laid out. Inside, youâ€™ll find two spacious bedrooms with oversized closets, one full bathroom, in-house laundry, and a full kitchen with generous cupboard space for all your cooking needs. A door off the kitchen opens onto your private deck with privacy screen. A

Recent upgrades offer peace of mind and added comfort, including upgrades to the roof, added power and insulation in the entry room, updated plumbing in the kitchen and bathroom, some under-trailer reinsulation, new window screens throughout, newly installed power to the front shed, and a new deck and fenced backyard for added privacy and outdoor enjoyment.

The large, fully fenced yard offers privacy and space for small pets, gardening, or simply relaxing outdoors. There are two sheds on the propertyâ€”one wired with power and previously used as a motorcycle garage.

Located on a rented lot in a quiet and friendly community, with a monthly lot fee of \$400, this



home offers the perfect blend of comfort, affordability, and scenic rural charm. All buyers and pets must be approved by park management, a process that typically takes approx. 3 days and must be completed in person. The park also requires a home inspection. Please note: rentals are not permittedâ€”homes must be owner-occupied.

The Village of Cremona offers a wide range of convenient amenities, including restaurants, pubs, a grocery store, bank, pharmacy, places of worship, a seasonal farmerâ€™s market, Kâ€™12 school, seniorsâ€™ social clubs, and both hockey and arena. Just 45 minutes to Calgary and 30 minutes to Cochrane, this home is vacant and ready for quick possession. Units in this park donâ€™t come up oftenâ€”come see it for yourself today!

Built in 1989

### **Essential Information**

MLS® #	A2222858
Price	\$110,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,038
Acres	0.00
Year Built	1989
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	54, 110 Highway 22
Subdivision	NONE
City	Cremona

County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

### **Amenities**

Utilities	Garbage Collection, Electricity Paid For, Natural Gas Paid
Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

### **Exterior**

Roof	Asphalt Shingle
------	-----------------

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	30

### **Listing Details**

Listing Office	CIR 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.