

\$187,900 - 242 305 Calahoo Road, Spruce Grove

MLS® #E4463945

\$187,900

3 Bedroom, 2.00 Bathroom, 1,196 sqft

Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Welcome to Mobile City Estates in Spruce Grove! This 2021-built 3-bed, 2-bath manufactured home offers over 1,000 sq. ft. of bright, open living space and has had only one owner. The modern kitchen features a gas stove and plenty of cabinetry, opening to a spacious living area perfect for relaxing or entertaining. The primary suite includes a full ensuite, with two additional bedrooms offering great flexibility. Enjoy a huge fully fenced yard—ideal for pets, kids, or gardening. Just a 2-minute walk to Westland Market Mall, you’re close to shopping, groceries, dining, and public transit. A perfect blend of comfort, convenience, and value in a desirable community!

Built in 2021

Essential Information

MLS® #	E4463945
Price	\$187,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.00
Year Built	2021
Type	Land Lease Community



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	242 305 Calahoo Road
Area	Spruce Grove
Subdivision	Mobile City Estate
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3L2

Amenities

Parking	2 Outdoor Stalls
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Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

Additional Information

Date Listed	October 29th, 2025
Days on Market	4
Zoning	Zone 91

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Listing information last updated on November 1st, 2025 at 11:47pm MDT