

\$494,000 - 254032 Range Road 245, Nightingale

MLS® #A2258269

\$494,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft
Single Family on 0.82 Acres

N/A, Nightingale, Alberta

Welcome to 254032 Range Road 245 in the quiet community of Nightingale – the perfect blend of acreage living without the overwhelming upkeep. This well-maintained 1,218 sq. ft. manufactured home, built in 1999, sits on a beautifully landscaped and private 0.82-acre lot overlooking the peaceful prairie fields. Inside, pride of ownership shines with fresh paint, new flooring, and updated baseboards throughout. The open-concept layout offers a spacious living area, bright kitchen, and dining space – ideal for everyday living and entertaining. With 3 bedrooms and 2 full bathrooms, including a primary retreat complete with a walk-in closet and ensuite, this home is designed for comfort and function. Step outside and enjoy the stunning yard – a private oasis where you can relax, garden, or simply take in the views. The detached double garage (27'™2" x 25'™6") provides plenty of room for vehicles, toys, and storage. Recent well and septic inspections add peace of mind for the next owners. Don't let the driveway fool you – once you pass through the gate, you'll discover a hidden gem where country charm meets convenience. (id:6289)

Built in 1999

Essential Information

Listing #	A2258269
Price	\$494,000



Bedrooms	3
Bathrooms	2.00
Square Footage	1,219
Acres	0.82
Year Built	1999
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	254032 Range Road 245
Subdivision	N/A
City	Nightingale
Province	Alberta
Postal Code	T1P0L2

Amenities

Amenities	Playground, Schools, Shopping
Parking Spaces	5
Parking	Detached Garage, Gravel
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Block, None

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 31st, 2025 at 7:31pm PDT