

\$74,900 - 72, 4922 Womacks Road, Blackfalds

MLS® #A2194220

\$74,900

2 Bedroom, 1.00 Bathroom, 1,133 sqft

Mobile on 0.00 Acres

Broadway Village Mobile Home Park,
Blackfalds, Alberta

The Latest & Greatest in Broadway Village is just what you've been waiting for. This loved home with two LARGE bedrooms and an addition for a FLEX SPACE and one bathroom. Park your vehicle in your very own driveway and walk up to the covered deck with private entry and get ready to make yourself at home. A LARGE living room to the right from the front entry and to the left is an EAT IN kitchen with lots of storage for your extras. This home also has a separate laundry room and through here is access to the FLEX space (addition) awaiting your ideas! NEW shower in the bathroom and 2 OVERSIZED BEDROOMS down the hall. Two sheds and RV PARKING in the partially fenced backyard. BONUS canopy carport as well. UPGRADES over the last 5-7 years include NEW roof, NEW windows, NEW hot water tank (2023,) NEW shower enclosure, some NEW lighting, NEW thermostat and furnace was serviced approx. a year ago (works great), NEW Range hood (2025), and UNDERNEATH the home all the pipes are heated for your peace of mind. Broadway Village Mobile Home Park does NOT have age restrictions and YES YOUR PETS ARE ALLOWED (PARK APPROVAL). Monthly fees are \$665.00 and included are the water, sewer & garbage. ADDED FEATURE is no neighbors directly behind this home... OPEN GREEN GRASS AREA. Book your showing right away! QUICK POSSESSION is possible.



Essential Information

MLS® #	A2194220
Price	\$74,900
Sold Price	\$70,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,133
Acres	0.00
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	72, 4922 Womacks Road
Subdivision	Broadway Village Mobile Home Park
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, RV Access/Parking

Interior

Appliances	Freezer, Range Hood, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air

Exterior

Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Metal Siding
Foundation	Block

Additional Information

Date Listed	February 17th, 2025
Date Sold	March 17th, 2025
Days on Market	28

HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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