

**3, 5344 76 Street
Red Deer, Alberta**

MLS # A2284299



\$50,000

Division:	Northwood Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,124 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Other	Utilities:	-
Features:	-		

Inclusions: Shed in Back Yard

Affordable 3-bedroom, 1-bath mobile home offering 1,124 square feet of comfortable living space with 2 additions and a huge shed in the back yard. Furnace is original, HWT is a 2002 but both are in great condition (recently inspected and maintenance work completed). Shingles are approx 5 years old. Heat trace tape is new. Deck is 2 years old, flooring is 2 years old. Located within a well-maintained mobile home park that features a fitness center, common room, and green spaces/parks for residents to enjoy. Conveniently situated near a bus route, shopping, schools, and major roads, making daily commuting and errands easy. A great opportunity for affordable living in a convenient location.