

315, 5344 76 Street  
Red Deer, Alberta

MLS # A2288715



## \$75,000

<b>Division:</b>	Northwood Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Front Drive, Off Street, Parking Pad, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Let's get the most important detail out of the way first: this home is 16 feet wide. Not 12. Not 14. Sixteen. And yes, you will notice the difference immediately, and your shoulders may even relax a little when you walk in. Located in the established community of Red Deer Village, this Glenriver home offers a layout that actually works for real life. With three bedrooms and two full bathrooms, there's room to spread out without feeling like you're living in a hallway. Two bedrooms and a full bath sit at the front of the home, perfect for guests, kids, or a home office. The centre living and dining area is bright and open thanks to plenty of windows &mdash; no cave vibes here. The kitchen is set up for everyday living with a built-in dishwasher, micro hood fan, double-oven stove, refrigerator with bottom freezer, and a pantry/laundry area with washer and dryer already in place. At the back of the home, the primary bedroom enjoys its own four-piece ensuite and walk-in closet &mdash; a quiet retreat away from the rest of the action. Window coverings are included throughout, and the fenced yard gives you outdoor space without a full-time landscaping job. Behind the scenes, the important work has already been done. The furnace, hot water tank, windows, and Poly-B water lines were replaced approximately five years ago. The shingled roof remains in good condition. With a 16 x 72 footprint and approximately 1,152 square feet, the extra width makes the home feel open, comfortable, and surprisingly spacious. The community adds to the appeal with greenspace, a playground, basketball half court, and shared amenities including a community hall, gym, and games room. A fenced RV storage area is available subject to availability. Monthly pad rent includes water, sewer, and garbage collection, keeping things simple. Pets are permitted with park approval.

Conveniently located near schools, shopping, and major routes like Gaetz Avenue, Taylor Drive, and the Queen Elizabeth II Highway, this home proves that comfort, space, and practicality can absolutely coexist. A great option for anyone who wants more room, fewer compromises, and a home that doesn't feel like a squeeze.