

185, 5344 76 Street  
Red Deer, Alberta

MLS # A2290011



## \$55,000

<b>Division:</b>	Northwood Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Front Drive, Guest, Off Street, Parking Pad, Paved, See R		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Shed in back yard

Welcome to this well-maintained 896 sq ft, 2-bedroom, 1-bath mobile home offering comfortable and affordable living in a well-managed community. The home features air conditioning, vinyl windows, and a spacious open-concept kitchen, dining, and family room, perfect for everyday living and entertaining. Located in a friendly park with excellent amenities, residents enjoy access to a clubhouse, fitness facility, parks, and playgrounds, along with snow removal and grass maintenance—making for easy, low-maintenance living year-round. The park's credit and background checks for all occupants help ensure a safe, respectful, and well-cared-for community, adding peace of mind for residents. This home and community are a great opportunity for those seeking comfort, convenience, and a strong sense of community. HWT is 2013. Furnace is 2018 and AC is about 5 years old, shingles are 14 years old. Pad fee is going up to \$998/month, average utilities per month are about \$374/month not including internet