

508, 6834 59  
Red Deer, Alberta

MLS # A2296096



## \$35,000

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Mustang Acres             |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,164 sq.ft.              | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |             |
|--------------------|-------------|
| <b>Heating:</b>    | Forced Air  |
| <b>Floors:</b>     | Vinyl Plank |
| <b>Roof:</b>       | Metal       |
| <b>Basement:</b>   | -           |
| <b>Exterior:</b>   | -           |
| <b>Foundation:</b> | -           |
| <b>Features:</b>   | -           |

|                   |   |
|-------------------|---|
| <b>Water:</b>     | - |
| <b>Sewer:</b>     | - |
| <b>Condo Fee:</b> | - |
| <b>LLD:</b>       | - |
| <b>Zoning:</b>    | - |
| <b>Utilities:</b> | - |

**Inclusions:** Shed

Welcome to Mustang Acres, where affordability meets ownership without compromise. A functional layout makes everyday living easy. The main living space feels open and comfortable, with durable vinyl plank flooring running throughout the home, creating a clean and cohesive feel from room to room. The kitchen is both practical and inviting, featuring stainless steel appliances that pair well with the warm oak cabinetry and provide plenty of storage and prep space. One of the standout features of this home is the size of the primary bedroom. With ample square footage, it easily accommodates a king size bed while still leaving room for additional furniture and space to move comfortably. Down the hall, a versatile nook offers flexibility to suit your lifestyle. Whether you need a home office, a dedicated dining area, or a cozy sitting space, this area adapts to your needs. Outside, the two-level front deck sets the stage for summer evenings, whether you are hosting guests or enjoying a quiet night. The yard includes a large shed, adding valuable storage space that is often hard to find at this price point. Located on a quiet street with a strong sense of community, this home also offers excellent convenience. You are just minutes from Parkland Mall, with easy access to shopping, restaurants, and everyday amenities along 67 Street. Families will appreciate the proximity to Aspen Heights School, Normandeau School, and Glendale School, all within a short distance. If you have been renting, this is the kind of opportunity that shifts you into ownership without overextending. Clean, flexible, and well located, this home delivers real value where it counts.