

40, 5344 76 Street
Red Deer, Alberta

MLS # A2297102



\$120,000

Division:	Northwood Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,280 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, dishwasher, microwave-portable, washer, dryer, window coverings and freezer

Welcome to this cozy and very well taken care of home. Since purchasing the owner has had a very durable deck built. It has stairs on one end, covered entrances and a ramp on the other end at a cost of \$20,000.00. If your a gardener, the yard will make you smile with it's raspberry patch, 6 fruit trees and an abundance of perennials. A open floor plan with 2 bedrooms and a bathroom on one end and the primary bedroom, ensuite and walkin closet at the other end. The living room, kitchen/dining room blend into one another making it feel very spacious. The fridge, washer & dryer are just 1 year old and the HWT is 8 years old. There is a small deep freeze which will stay as well as the window coverings, 2 outdoor sheds and a sun screen on the deck. Park approval is required. The club house has a fitness room, games room and a kitchen for larger group gatherings. The rental fee is \$200.00 but refundable at the end of the gathering. The park requires a \$200.00 application fee.