

113, 37543 England Way
Rural Red Deer County, Alberta

MLS # A2155701



\$219,900

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|------------------|--|---------------|-------------------|
| Division: | Waskasoo Estates | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Double Wide Mobile Home | | |
| Size: | 2,080 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Concrete Driveway, Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: Piling(s)

Utilities: -

Features: Double Vanity, Jetted Tub, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Storage Shed

Bright, spacious and appealing! This 4 bedroom, 2 bath modular home has soaring vaulted ceilings and 4 skylights! Construction is superior to the average mobile home with solid 2x6 wood framing, drywall, triple pane windows, R20 Insulation in the walls and floor plus R34 in the ceiling. You'll be surprised by the amount of natural light streaming throughout this beautiful home! In the kitchen there's an abundance of cabinets & counter space along with a large eat-up island. The expansive dining room is a lovely place to enjoy dinner parties, surrounded by floor to ceiling windows. The living room has a relaxing & inviting feel, comfortable for several guests. The primary suite has plenty of space for your king-size bed and additional furniture, bonus features include walk-in closet, 5 piece ensuite with oval jacuzzi soaker tub plus a dual vanity. Near the front entry you'll find the laundry room that fits a fully-size washer & dryer and additional storage. Outside there's a large fenced yard that backs onto the playground and a quaint green space. The covered front deck is a lovely place to sip your morning coffee. You'll find an enclosed 4x5 shed, ideal for items you want within reach. Check out the oversized concrete parking pad, it easily fits 2-3 vehicles. Renovations completed: Carpets (June 2024) Washer, Dryer & Dishwasher (2024) Plus a 2 year warranty remaining on all 3 appliances. Shingles (2020) New heat tape (2020) Hot Water Tank (2020) High Efficiency Furnace (2018) All Countertops, Backsplash tile, Light fixtures, Laminate & Vinyl tile flooring, Custom blinds, Paint, Sinks, Faucets, Plumbing, Toilets (2015) Conveniently located near the first entrance, leading into the park. No dogs permitted, cats & birds allowed. Lot rent \$515/month. No utilities, exterior maintenance or services included. Secured RV storage \$25, one time fee.

Community hall can be rented for \$25/day. The current owner has resided in this beautiful home within the Waskasoo Estates community since 2007 and has enjoyed it immensely.