

4909 Dorchester Avenue  
Red Deer, Alberta

MLS # A2164770



## \$310,000

<b>Division:</b>	Davenport		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Any remaining furniture i.e. 72" color T.V., Kitchen table and chairs etc

The effective age of this unit should be "like new" as it has had so many upgrades in the last year. Between 2023 and today's date this unit has had new shingles -new Corian counter tops in kitchen with a complimentary matching backsplash in both kitchen and bathroom,-new eves troughing- all new appliances,-new hot water tank- new furnace- all the electrical outlets updated to modern decor- the sky lights boast automatic blinds and one sky light has been replaced. The blinds on the skylights close automatically when sun shines in. The flooring has been replaced with vinyl plank for ease of wheelchair access and ease of cleaning. Water treatment system has now been installed at kitchen sink and new garbage deposal with air switch . The new island moves so you can adjust your work surface however you prefer. Three bedrooms with the Primary bedroom boasting dual closets and huge ensuite with handicapped capabilities kept in mind Home has another 2 pc bath and laundry combo. All neutral colors throughout, with spacious and open design this unit has the best of the best in care, maintenance and location. Nice sized side deck for your relaxing afternoon with an ice tea or coffee. The garage has underfloor heat to take off the chill and the bonus is a super single garage with a shop built off the back of it with work benches and extra storage. approved by the park as it meets their requirements. Grab your keys and come take a look as you will not regret it.