

6810 63 Avenue  
Red Deer, Alberta

MLS # A2165062



## \$36,900

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum, Vinyl

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** Block

**Utilities:** -

**Features:** -

**Inclusions:** All metal racks in kitchen, all storage cabinets, Wood Shed, Outdoor Canopy Storage Shed, Porch Addition, Deck Addition, Wooden Ramp Addition.

This charming mobile home is perfect for renovators, with the kitchen already completed! Offering three bedrooms and two bathrooms, it features many recent updates, including vinyl flooring throughout the main living area. The primary bathroom is equipped with a convenient walk-in tub. Enjoy extra space with built on foyer/office area, covered deck, covered barbecue area and wheelchair access ramp. Additional storage comes with one wooden shed and includes a canopy storage shelter. Lot rent is \$875 per month, which includes water, sewer, and garbage removal. Lease applicants require board approval, and there are pet restrictions in place. The September 2024 Home Inspection is attached in the Documents for your review.