

674, 6940 63rd Avenue  
Red Deer, Alberta

MLS # A2169101



## \$64,999

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Mustang Acres             |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Single Wide Mobile Home   |               |                   |
| <b>Size:</b>     | 1,071 sq.ft.              | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Asphalt, Parking Pad      |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | -   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | Cable Connected, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan |                   |   |

**Inclusions:** Fridge, Stove, hood fan, dishwasher, washer & dryer, 2 garden sheds, window coverings, blinds, ceiling fans,

Welcome to this great family property located Mustang acres. Upon entering the property you will notice a 11'1" X 10'2" covered patio/sitting area, perfect spot to watch the sunrise. The spacious entrance offers a multitude of options from dining to a den. You will find the living room offers plenty of space for your furniture and has a recessed space for a television to maximize the living rooms potential. Kitchen is equipped with fridge, stove, hood fan, dishwasher which is accompanied by an Island for various uses. Laundry is located along the back hallway with cabinets above for plenty of storage. There are 2 bedrooms at the rear side of the house which are connected by a 3pc bathroom, perfect for children. The large master bedroom is complimented by a beautiful 4pc ensuite. There is a spacious deck in the back yard with plenty of room for bbq, smoker, patio furniture, you name it! Nicely treed yard with gorgeous flower bed and 2 garden sheds. Vinyl windows throughout. Pets are welcome with park approval.