

287, 5344 76 Street  
Red Deer, Alberta

MLS # A2171327



## \$64,900

<b>Division:</b>	Northwood Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Gated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fireplace Insert, Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** Block

**Features:** Ceiling Fan(s), Double Vanity, Laminate Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Fireplace Mantle, Mounted TV, 2 sheds

Variety and comfort are well mixed in this mobile home in Red Deer Village. The comfort of a new air conditioner(2 yrs old) and a living room fireplace. Also, the comfort provided by all of the renovations that have enhanced the home. The windows, water lines, hot water heater, cupboards, flooring, shingles, eavestroughs and blocks were all replaced within the 6 last years. The master bedroom provides a walk-in closet and a second access to the 5-piece bathroom and laundry area. The second bedroom can easily be restyled back to two smaller bedrooms, each with their own entry. The kitchen has you covered with lots of counter space, fridge, stove, dishwasher. As many highlights as the inside holds, the fenced yard has a plentiful of variety. Tinker around in the large tin shed, use the wooden shed as a playhouse, help your plants flourish in your ample garden bedspace, or just kick back on your 8x6 ft patio, under the pergola. And don't forget to let the pooch out of the 10x10 ft fenced/covered dog run. The home has a 2-car paved parking pad and residents have access to a separate fenced RV storage area, depending on availability. The community has a large greenspace with a playground and basketball half court. The \$974 lot fee provides free use of the community hall, gym and games room. It also covers water, sewer and garbage collection.