



**GRASSROOTS**  
REALTY GROUP

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**328, 37543 England Way  
Rural Red Deer County, Alberta**

**MLS # A2224376**



**\$157,000**

<b>Division:</b>	Waskasoo Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	Ceiling Fan(s)		

**Inclusions:** Garden shed, Front fountain

**\*\*\*PRICE REDUCED\*\*\*** Looking to downsize without compromising on comfort? This well-kept 3-bedroom home is located in the 40+ section of the desirable adult community of Waskasoo Estates. It features a 2-piece en-suite off the primary bedroom and a well-appointed 4-piece main bathroom. Enjoy outdoor living with a welcoming 8'x15' front porch with storage, a 16'x10' covered deck, and a 25' carport. Inside, the open kitchen and dining area, complemented by a large bay window, create a bright and inviting atmosphere. The yard includes mature greenery, a small garden space, and an 8'x8' storage shed. Waskasoo Estates is an SRI community located between Red Deer and Gasoline Alley off 2A at 37543 England Way. This well-maintained park offers both family and 40+ zoning, with this particular home situated in the 40+ area. It's a quiet neighborhood surrounded by mature trees and local wildlife, with a community feel enhanced by a social room that hosts card games, potlucks, and other activities. Conveniently close to all amenities. Lot rent includes snow removal, garbage collection, and use of the community center. Please note: pets are by park approval. Taxes on the dwelling are the responsibility of the owner and are paid directly to Red Deer County. Residency is subject to park approval and a transfer fee.