



**GRASSROOTS**  
REALTY GROUP

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154, 5344 76 Street  
Red Deer, Alberta

MLS # A2235107



**\$48,000**

Division:	Northwood Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	902 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Driveway, Front Drive, Off Street, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	-
Features:	-		

**Inclusions:** Garden Shed wood

Welcome to Northwood Estates!! This 3-bedroom, 1-4pc bath, mobile home features lots of great space and offers some upgrades to shingles and vinyl windows as well as hallway flooring. The laundry space has been relocated from the hallway area to a small utility room just off the kitchen, offering extra storage space. Outside features a large fenced yard with an additional fenced garden area and garden-storage shed. The deck measures 31'L X 8'W & rocks a southwest exposure, pouring warm, bright sunshine into the yard for the green thumb or sun worshipper. The clubhouse offers a pool table, a wall-mounted TV, and a kitchenette with hosting space for larger gatherings, a playground area for the kids. The park is well-kept and features snow removal in the winter. Pad rental fees are \$998.00 per month. Perfect starter home to get started with a break-in to the housing market!!