



**GRASSROOTS**  
REALTY GROUP

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**60 Parkside Drive  
Red Deer, Alberta**

**MLS # A2237891**



**\$30,000**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<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>	Aluminum Siding , Metal Frame, Wood Frame, Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

Welcome to an affordable living opportunity in one of the most desirable parks in town. This 1983 single-wide mobile home features a 12' x 24' addition, a covered entrance, and a covered deck, offering a welcoming and functional outdoor space. The open-concept design includes a living, dining, and kitchen area with vaulted ceilings, along with a spacious family room that has a dedicated area for a freestanding gas stove. The home offers two bedrooms and a well-appointed five-piece bathroom, encompassing approximately 1,296 square feet of living space. The asphalt shingle roof was replaced two years ago. Please note that the mobile home is currently undergoing renovations and will require additional work. The metal siding for the skirting is by the mobile home.