



**GRASSROOTS**  
REALTY GROUP

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**#826, 6834 59 Avenue  
Red Deer, Alberta**

**MLS # A2243024**



**\$79,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Ready for an immediate possession and undoubtedly one of the best locations in the park, this 3 bedroom unit offers a number of great features. Sit and relax on your fully covered 32 x 10 ft deck which overlooks the mature yard and landscaping. Plenty of low maintenance flowers and shrubs plus even a tree lined border the fence for added privacy plus even fruit trees for some added enjoyment. Updated siding on unit as well as newer windows and shingles all add to the exterior envelope. Inside find a large front sitting room with plenty of windows for natural light. An abundance of cupboards in the large kitchen space with ample counter top room as well. All three matching white appliances are included with the addition of the washer/dryer down the hall. Two guest bedrooms plus a sizable Primary bedroom with excellent size closet space and a full four piece main bath. There is also a generous size family room which would be ideal for media area, large office space or even an additional guest room. Ample parking space right pout front and there is a small storage shed out back perfect for landscaping equipment. New heat tape replaced under unit last year. Located right across from the large green space plus play ground area meaning no immediate neighbors to the south.