



**GRASSROOTS**  
REALTY GROUP

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**420, 5029 34 Street  
Red Deer, Alberta**

**MLS # A2252102**



**\$37,000**

<b>Division:</b>	South Hill		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<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>	-		

**Inclusions:** na/

Bright and move-in ready, this well-kept mobile features a 12' x 30' addition that expands the already open, light-filled layout. The main unit offers oak kitchen cabinets, a front living room, laundry room, primary bedroom, and a 4-pc bath. The addition adds a large storage-rich entry, a bedroom/den with a separate heat source, and a generous closet off the primary; several walls are finished in gyproc, and the den/office includes a gas heater. Notable upgrades include peaked asphalt roof, vinyl window replacements, and updated plumbing. Enjoy a large covered front deck, plus a private fenced yard with shed. Excellent location in the park—close to downtown, schools, transit, shopping, hospital, and Red Deer Polytechnic.