



**GRASSROOTS**  
REALTY GROUP

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615, 6834 59 Avenue  
Red Deer, Alberta

MLS # A2253313



**\$41,900**

Division:	Mustang Acres		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	935 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** window A/C unit

A great place to start - this inviting home offers space, privacy and home ownership for an affordable price! The floor plan features a spacious living room in front, a large master bedroom with double closet at the back separated from the two smaller rooms by a full bath, a central eat-in kitchen with ample cabinetry, and a super convenient laundry/storage room right off the kitchen. Updates to this comfortable home include new plank flooring, some new light fixtures, a crisp white kitchen with custom tile work, and more gorgeous tile work in the bath along with a soaker tub and vanity with granite countertop. The large and private yard is also a bonus, with a massive partially covered deck along the side of the home, shady trees and a beautiful lawn, 6-foot wood fence and 'man cave' storage shed and 2 parking spots. New stackable Washer /Dryer January 2025, New Water Heater November 2023. This home offers a lot for a little, see it to appreciate it!