



**123, 6834 59 Avenue  
Red Deer, Alberta**

**MLS # A2261464**



**\$109,900**

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Front Drive, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

TASTEFULLY RENOVATED THROUGHOUT ~ 3 BEDROOM, 1 BATH MOBILE HOME ~ PRIDE OF OWNERSHIP IS EVIDENT ~ A spacious foyer welcomes you to this well cared for, move in ready home loaded with renovations and updates ~ Just off the foyer is a generous size formal dining room with a wood panel feature wall, and plenty of space to host gatherings ~ The kitchen offers a functional layout with plenty of updated cabinets, ample counter space, full tile backsplash, and a sunny south facing window above the sink ~ The living room has more large windows that fill the space with natural light ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a built in desk and ample closet space ~ 2 additional bedrooms are both a generous size ~ Updated 4 piece bathroom ~ Conveniently located laundry is just off the bedrooms and has built in cabinets for storage ~ The backyard is fully fenced and landscaped, and includes two sheds ~ Located steps to all amenities including GH Dawe School & Rec Centre, tons of shopping, dining, medical, grocery and more, with tons of parks, playgrounds and walking trails within close proximity.