



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3 Parkview Avenue
Red Deer, Alberta**

MLS # A2272075



\$98,500

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | Normandeau | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,164 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan, Skylight(s), Vaulted Ceiling(s) | | |

Inclusions: Garden Shed,

Welcome to this well-kept mobile home located in the quiet, quaint community of Parkside Estates. This comfortable 2-bedroom, 2-bathroom home offers an inviting layout perfect for downsizers, first-time buyers, or anyone looking for low-maintenance living in a peaceful setting. This enchanting mobile has several features, such as a spacious ensuite, a fair sized kitchen with plenty of cabinets and counter space, along with vaulted ceilings to maximize your space. Also if you enjoy the outdoors, this comes with a large covered deck, offering both a private outdoor escape and additional space that has the potential for year round use. For growing families the second bedroom could easily be converted into two bedrooms (its original form). This prime location is close to elementary and middle schools, and is walking distance to the nearby shopping, groceries, restaurants and Doctors offices. It is also conveniently located a few blocks away from the Dawe Center, which offers, a swimming pool, 2 arena's and a fitness center. New Buyer's will need park and pet approval, no age restrictions, and the current owner pays \$660.00 monthly for a lease fee.