



**4915 Doncaster Avenue
Red Deer, Alberta**

MLS # A2293280



\$225,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Devonshire | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,216 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | - | | |

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM, 2 BATHROOM MANUFACTURED HOME WITH OVER 1,216 SQ. FT. ~ SOUTH FACING DECK ~ LOW MAINTENANCE ADULT LIVING IN A GATED COMMUNITY ~ Large mudroom with skylights welcomes you ~ A large foyer with mirrored closet doors leads to the open concept main living space with cathedral vaulted ceilings ~ The spacious living room has a large south facing window that fills the space with natural light and features a cozy electric fireplace ~ The kitchen offers a functional layout, has an abundance of cabinets, ample counter space, full tile backsplash, window above the sink, skylights above and opens to the dining space plenty of room to host large gatherings ~ French garden doors lead to the sunny south facing deck with an awning and surrounded by mature landscaping for privacy ~ Conveniently located laundry with built in cabinets is just off the kitchen and next to the primary bedroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, has a walk in closet with built in organizers and a 3 piece ensuite with a walk in shower (grab bar) and skylight ~ 2 additional bedrooms (one with a built in Murphy bed) are located next to the 4 piece main bathroom ~ Recent updates include; shingles, hot water tank ~ HEATED 28'L x 15' W attached garage is insulated, finished with painted and texturized drywall, has built in shelving, a floor drain and a man door to the deck ~ Lot rent is \$820/month, and includes snow removal and grass clipping ~ Pets ok with restrictions ~ Located in a quiet, well managed community, close to walking trails, parks and shopping with all other amenities close by.