



120, 6834 59 Avenue
Red Deer, Alberta

MLS # A2296362



\$50,000

Division:	Mustang Acres		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	692 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

JUST FOR YOU. One bedroom home on Red Deer's north end in Mustang Acres. Renovated some time ago and offers up tiled flooring in the kitchen/dining area, and hallway. Balance of flooring is again an updated laminate in the bedroom, bath and office. Kitchen cabinets were an upgrade with adjustable shelving so you can re-jiggle where the pans go, where you can stack the dishes so it all fits best for you. Appliances are staying so you save a little money and you save a lot of time. The living room is very functional so no need to worry about room for your relaxing sofa, recliner, foot stool and or your coffee table. Down the hall, first room on your left is a huge 13'.5" x 8'.6" office, games room or can be easily converted back to a second bedroom if the need presents it's self. Office also features patio doors facing south and is perfect to access the 10' x 4' south west facing deck. Primary bedroom is at the very back of the home and it to has upgrades in regard to light fixtures and flooring. More value in the 8' x 14'6" addition currently acting as a great entrance/porch/storage area. With the home being 692 sqft and the addition being 116 sqft now you have a total of 808 sqft all to yourself. It's going to be fantastic for you. Not only is there some open, paved parking but a 11' 6" x 16' carport to protect your ride. A GARAGE, yes, a 9'x24' detached garage for doing your thing, whether that means more cars, bikes or hobby play room. This home is set up on a corner lot and a fence backyard backs on to empty green space. Shopping, play grounds, Casino, Schools and other needed retail is all within walking distance or a very short drive. Pets welcome subject to park approval. Quick, quick possession is possible and preferred. Now is go time. Go see.