



**120, 6834 59 Avenue**  
**Red Deer, Alberta**

**MLS # A2296362**



**\$45,000**

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** N/A

**JUST FOR YOU.** Two 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 2nd bedroom. 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 functionable 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" bedroom, games room or office if the need presents itself. 2nd bedroom also features patio doors facing south and is perfect to access the 10' x 14' south west facing deck. Primary bedroom is at the very back of the home and it too has upgrades in regard to light fixtures and. carpet for 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 playroom. This home is set up on a corner lot and a fence backyard backs on to empty green space. Shopping, playgrounds, 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.