



40, 5344 76 Street
Red Deer, Alberta

MLS # A2297102



\$120,000

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | Northwood Estates | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,280 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|----------------------------|
| Heating: | Floor Furnace, Natural Gas |
| Floors: | Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | - |
| Exterior: | - |
| Foundation: | Piling(s) |
| Features: | Open Floorplan |

| | |
|-------------------|---|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | - |
| Utilities: | - |

Inclusions: Fridge, stove, dishwasher, microwave-portable, washer, dryer, window coverings and freezer

Welcome to this cozy and very well taken care of home. Since purchasing the owner has had a very durable deck built. It has stairs on one end, covered entrances and a ramp on the other end at a cost of \$20,000.00. If your a gardener, the yard will make you smile with it's raspberry patch, 6 fruit trees and an abundance of perennials. A open floor plan with 2 bedrooms and a bathroom on one end and the primary bedroom, ensuite and walkin closet at the other end. The living room, kitchen/dining room blend into one another making it feel very spacious. The fridge, washer & dryer are just 1 year old and the HWT is 8 years old. There is a small deep freeze which will stay as well as the window coverings, 2 outdoor sheds and a sun screen on the deck. Park approval is required. The club house has a fitness room, games room and a kitchen for larger group gatherings. The rental fee is \$200.00 but refundable at the end of the gathering. The park requires a \$200.00 application fee.