



**107, 6834 59 Avenue**  
**Red Deer, Alberta**

**MLS # A2302995**



**\$64,500**

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Asphalt, Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	Garbage Collection
<b>Features:</b>	Ceiling Fan(s), Pantry		

**Inclusions:** Shed

Welcome to this well-cared-for and affordable home in Mustang Acres—one of Red Deer’s most accessible and family-friendly manufactured home communities. Priced at \$64,500, this is an excellent opportunity for first-time buyers, downsizers, or investors looking to add a solid property to their portfolio. Pride of ownership is evident throughout, with key upgrades that provide long-term value and peace of mind. Notable improvements include newer windows and a durable tin roof, a newer hot water tank and high-efficiency furnace, as well as a newer fridge and stackable washer and dryer—making this home move-in ready and cost-efficient. Inside, the home offers a bright and open layout connecting the kitchen, dining, and living areas. Large windows allow for an abundance of natural light, creating a warm and inviting living space that feels both functional and comfortable. The exterior features nicely maintained landscaping, newer skirting, and a 270 sq ft unheated storage area—ideal for seasonal storage or hobbies. There are two parking stalls (one asphalt, one gravel), with additional nearby parking options available. Located within Mustang Acres, residents enjoy a well-established, pet-friendly (with park approval) community known for its mature trees, and paved streets. The park offers a quiet, affordable lifestyle with amenities such as greenspace, playground areas, and convenient access to nearby shopping, restaurants, and services. The location is a major highlight—just minutes from GH Dawe Community Centre, multiple schools, parks, and public transit. With quick access to Taylor Drive, commuting throughout Red Deer is simple and efficient, while downtown is only a short drive away. Lot rent is \$875/month and includes water, sewer, garbage, landscaping, and snow removal—offering

excellent value and low-maintenance living. Affordable, updated, and located in a convenient, community-oriented setting&mdash;this is a fantastic opportunity you won&rsquo;t want to miss.