



GRASSROOTS
REALTY GROUP

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**246, 5344 76 Street
Red Deer, Alberta**

MLS # A2305003



\$42,500

Division:	Northwood Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	920 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Garden Shed(s)

Welcome to this charming 2-bedroom, 1-bathroom mobile home nestled in the vibrant community of Red Deer Village. At 920 square feet, this home makes excellent use of every inch with a bright, open-concept layout featuring a seamlessly connected kitchen, dining, and living area. Vaulted ceilings and a stylish sunken living room add character and space, while light, modern finishes and an abundance of windows bathe the home in natural light. The generous primary bedroom offers a comfortable retreat, complemented by a full 4-piece bathroom. The second bedroom is exceptionally spacious — previously two rooms, the wall was removed to create one large, versatile space. Prefer three bedrooms? It can easily be converted back. Start your mornings with a coffee on the east-facing deck, soaking in the sunrise, then escape the evening heat in the comfort of your cool, shaded home. Two backyard sheds provide ample storage for bikes, tools, lawnmowers, patio furniture, and more. To top it all off, the nearly brand-new appliances are included — move-in ready convenience at its best. This is a home you truly need to see in person to appreciate. Book your showing today!