



**2135 Danielle Drive  
Red Deer, Alberta**

**MLS # A2188968**



**\$269,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Davenport  |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House                        |               |                   |
| <b>Style:</b>    | Double Wide Mobile Home                          |               |                   |
| <b>Size:</b>     | 1,498 sq.ft.                                     | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |                                 |                   |   |
|--------------------|---------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | - |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl Plank | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Block                           | <b>Utilities:</b> | - |
| <b>Features:</b>   | Pantry, Walk-In Closet(s)       |                   |   |

**Inclusions:** Queen Murphy Bed w/ mattress, Gazebo on the deck and cover, Storage Cupboards on the deck, Storage Cupboard on the side of the garage (outside), TV Mount and shelf underneath (in the living room)

Improved Price! \*BRAND NEW ROOF on both the home & garage!\* Pride of Ownership! This home offers 1520 sqft living space (20 x76) with an insulated HEATED DOUBLE Garage (20' W x 24' D with a 16' x 7' Door) w/ SO many upgrades including AIR CONDITIONING, it's the perfect place for all seasons! Why Davenport Place, 55+ Adult Living Community, you might ask? This property is ideal for those with budget in mind wanting an easier lifestyle&hellip;ideal for those who STILL want a detached dwelling and are NOT READY to move into a tiny condo where you have neighbours above & below you w/ no yard. This is an affordable lifestyle for those quite not ready for that yet! All while enjoying the privacy and pride of your own full sized home but NONE of the exterior maintenance of lawn care or snow removal! Enjoy the well kept community, access to the amenities in the Park, inexpensive RV Parking and a mature community atmosphere with wonderful neighbours your own age! Whether you are downsizing or want a lock & leave it lifestyle for Snow Birds, this home is move in ready. Come on into this immaculately kept home w/ large main living area & open concept kitchen. All cabinets (kitchen & bathrooms) were refaced in 2015 and all lower cabinets have pull-outs. There is N/G hook ups for a gas stove if you want to put one in (owners preferred electric). There is also rough-in for a gas fireplace in the Living Room on the main wall (venting and gas). The spacious Primary Bedroom has its own ensuite with a big shower & walk-in closet. The two other bedrooms are a good size with easy access to the full bathroom close by. The second bedroom includes the Murphy Bed w/ Mattress (used only a few times) & third bedroom has a walk-in closet. Front entry has both a front closet AND a big walk-in closet. Laundry room is conveniently located at the back entry way. Step

outside to a very private deck w/ no-maintenance composite decking, gazebo & storage units on the deck & beside the garage are included. There is n/g hook up for the BBQ. Its the perfect place to enjoy summer afternoons & visiting with friends. The insulated & heated double garage has plenty of storage (included), makes a great workshop for the handy man to putter! Fan motor & thermostat for garage heater just replaced in Jan 24. Telus Security System in place incl cameras, doorbell & door sensors. You may sign up to keep it going, but no obligation to do so. All of this with community amenities that include: Clubhouse, Playground, Tennis Court, Putting Greens & Walking Path (shale) around the perimeter, called the "Red Mile". There is even a secure RV storage yard at a minimal cost if you need to park the RV (\$35 per month). Association is active with community events (assoc. fee is \$50/ yr or \$75 per couple). This home sits in the most pristine park like community where the landscaping is all perfectly maintained in the summer months for you and snow removal is taken care of for you in those winter months. Nothing to do here but move in!