



40, 5344 76 Street  
Red Deer, Alberta

MLS # A2297102



**\$104,900**

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

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**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.