



GRASSROOTS

REALTY GROUP

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**667, 6940 63 Avenue
Red Deer, Alberta**

MLS # A2317935



\$42,500

Division:	Mustang Acres		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	905 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: 2 Sheds, window covering(s)

Nestled in the friendly, well-established community of Mustang Acres, this charming mobile home is the perfect blend of warmth, comfort, and convenience. The thoughtfully designed layout features two generous bedrooms, including a primary bedroom with its own private two-piece ensuite and shower. You'll find two good-sized living areas — plenty of room for the whole family to spread out, entertain, or simply relax. The kitchen is compact and cozy, with everything within easy reach, making it a functional and intimate space for home-cooked meals. Anchoring the heart of the home is a beautiful wood-burning stove, set in the center of the living and dining area, casting a warm amber glow on cool Alberta evenings — the kind of atmosphere that truly makes a house feel like a home. Step outside and you'll quickly discover why Mustang Acres is such a sought-after family community. Low traffic streets create a safe, relaxed environment where kids can play freely and neighbours actually know one another. The location is hard to beat — close to both elementary and middle schools, and surrounded by parks and scenic walking paths perfect for morning jogs or evening strolls. Just minutes away, the G.H. Dawe Community Centre offers an impressive array of amenities including a full fitness facility, an indoor swimming pool complete with water slides, skating rinks, and an outdoor spray park — keeping the whole family active year-round. And for everyday living, you couldn't ask for more convenience: groceries, banks, a walk-in medical centre, and a variety of restaurants are all within easy walking distance. This is comfortable, connected, community living at its finest.

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