



GRASSROOTS
REALTY GROUP

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119, 6834 59 Avenue
Red Deer, Alberta

MLS # A2331960



\$79,900

Division:	Mustang Acres		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,158 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, Stove, Rangehood, Washer, Dryer, Dishwasher, Wall/window Air conditioner, Window Coverings

Affordable home ownership starts here! Welcome to this well-maintained 3-bedroom, 2-bathroom modular home located in the peaceful Mustang Acres community of Glendale. This spacious home features an open-concept living room and kitchen with in-home laundry, a full 4-piece bathroom, and a convenient 2-piece ensuite off the primary bedroom. Numerous updates have been completed over the years, including new flooring, walls, ceilings, and most electrical outlets (2023), 15 windows updated for improved energy efficiency and natural light, re-shingled addition and storage sheds (2023), fresh interior and exterior trim paint (2026), a new furnace motor and fan (2026), washer motor (2026), and a freshly sealed roof (2026). Additional features include insulated skirting, five appliances, a portable air conditioner, and blackout and sheer curtains. Step outside to enjoy the covered front porch and fully fenced backyard with mature trees, complete with two powered storage sheds and a parking pad with two parking stalls. Pets are welcome with park board approval. This lovely home offers excellent value and is a fantastic opportunity for first-time buyers, downsizers, or investors.