



GRASSROOTS
REALTY GROUP

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46, 5344 76 Street
Red Deer, Alberta

MLS # A2332806



\$65,000

Division:	Normandeau		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,016 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, M		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: 2 5000 BTU ARCTIC KING WINDOW AIR CONDITIONING UNITS

Extensively updated 2-bedroom, one bathroom, 1016 sq. ft. mobile home with a fully fenced yard on a private corner lot, with green space to the north and east. Very private with only one neighbour. Major improvements since 2025 include a full interior repaint, all new luxury vinyl plank flooring, new 5/8" OSB subfloor throughout, new baseboards, two new interior doors, updated lighting, a new bathroom vanity, taps, toilet, plumbing, a new kitchen tap, and an open concept layout created by removing the central partition. Exterior upgrades include new eavestroughs, downspouts, soffit, fascia, new fence, new deck, full new plywood skirting and framing, underside resealing, new heat tape, and trailer levelling. Additional updates include a Whirlpool water softener, 300 CFM range hood with exterior venting, solid metal dryer venting, newer washer/dryer, two Arctic King A/C units, new window screens, blackout curtains, and a new coat closet. Key systems replaced in 2016: furnace, windows, vinyl siding, metal roof, and PEX plumbing; hot water tank replaced in 2020. Available for a quick closing. This home shows like new with all of the updating that has been completed. Sunpark Red Deer Estates offers quiet living, on-site management, mature trees, wide internal roads, and convenient access to shopping, transit, parks, trails, and the river corridor. Move-in ready with extensive structural and cosmetic upgrades.