



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30, 5344 76 Street
Red Deer, Alberta

MLS # A2333263



\$79,900

Division:	Northwood Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	952 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: Shed

The big-ticket items on this one are already done: new electrical panel and wiring, new plumbing lines, new hot water tank, vinyl windows, asphalt shingles, and the underbelly cleaned up. Inside, the walls are drywall rather than panelling, with fresh paint, new baseboards and trim, and new vinyl and carpet throughout all 952 sq ft. The kitchen is entirely new — white cabinets, countertops, sink, and stainless appliances. Both bedrooms are a good size with new carpet and closets. The four-piece bathroom has been fully redone with new fixtures, vinyl flooring, a tiled shower surround, and a deep tub. Both exterior doors are brand new. There's a dedicated laundry room too, with a new stackable washer and dryer and enough room left over for storage or a small desk. Outside, there's a wood deck, a wood fence, a landscaped yard, and a shed in the back. The lot is rented at \$1,035 per month in a mature, well-maintained park with a playground, clubhouse, and fitness area.