



GRASSROOTS
REALTY GROUP

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6217 Galbraith Street
Red Deer, Alberta

MLS # A2341892



\$70,500

Division:	Glendale		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,072 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings

Welcome to this 3-bedroom, 2-full-bathroom mobile home on a rented lot in Mustang Acres, offering a warm rustic feel with numerous updates completed since 2020. Step inside and you'll immediately notice the character, with old barn wood accents, wainscoting, updated flooring and an electric fireplace creating a cozy and inviting living space. The functional layout offers 3 bedrooms and 2 full bathrooms, making it a great option for families, first-time buyers, downsizers or anyone looking for affordable living without sacrificing space. The living room features beautiful rustic details, wainscoting and a patio door providing direct access to the backyard, extending your living space outdoors. Since 2020, a number of important renovations and improvements have been completed, including windows, doors, flooring, siding, heat trace tape and resealing of the roof. These updates add to the comfort and functionality of the home while maintaining the rustic character that makes it unique. Located in Mustang Acres, this move-in-ready mobile combines character, functionality and affordable living. Lot rent is \$910 per month and includes water, sewer, garbage and snow removal, taking care of several everyday essentials in one monthly payment. If you've been searching for an affordable 3-bedroom, 2-bathroom home with renovations already completed and plenty of rustic charm, this is it!