



GRASSROOTS
REALTY GROUP

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74, 5344 76 Street
Red Deer, Alberta

MLS # A2342087



\$69,900

Division:	Normandeau		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,504 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Security camera equipment only no current contract. 3 wall mounted air conditioning units. Window blinds.

1504 Sq. Ft. of Main-Floor Living | Affordable & Move-In Ready Mobile Home in Red Deer Thoughtfully upgraded home in SunPark Red Deer offers 1504 sq. ft. of comfortable, one-level living on a desirable corner lot. The open floor plan provides an easy flow between the living room, dining area and kitchen, while the finished addition provides additional, versatile living space for family, guests, hobbies, work or relaxation. The main home features two bedrooms, a fully renovated bathroom (2025), kitchen, dining area and living room with a custom tile ceiling - all on one level. The open layout creates a comfortable and accessible living space for anyone wanting the convenience of single-level living. Updates completed in 2025: vinyl windows and blinds, all-new LED lighting, new vinyl plank flooring in the dining room, entry and workshop, Rheem Performance hot water tank, and PEX plumbing, carpet and underlay in primary room. The kitchen includes a new energy-efficient refrigerator, dishwasher, and built in Whirlpool Microwave, new washer and dryer. Two wall-mounted air-conditioning units (2025) provide cooling throughout the main home. Finished addition includes three additional rooms: a bedroom, family room, workshop/craft room. The addition is finished with drywall and textured walls and has its own dedicated furnace and 2 wall-mounted air-conditioning unit. New carpet and underlay have been installed in the family room and bedroom. This flexible space offers a variety of possibilities, including family living, guest accommodations, hobbies, crafts, projects, a home office or additional living space. The fully fenced corner lot features established landscaping, mature cherry and apple trees, and established raspberry bushes. Enjoy the new 8' x 10' treated-wood deck, plus a 5' x 8' metal storage shed for additional storage. The seller will pre-pay property

taxes through the end of 2026 for the new buyer. Park approval is required. A \$250 application fee applies and includes a criminal record check and credit check.