



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

#31, 38138 Range Road 283
Rural Red Deer County, Alberta

MLS # A2344842



\$169,900

Division:	Melody Meadows		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,206 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: CEILING FAN(S), SHED IN BACKYARD,

This 2003 mobile home offers 1206 square feet of open-concept living with 3 bedrooms and 2 full bathrooms. The home includes: A primary bedroom featuring a walk-in closet and a 4-piece ensuite, vinyl windows, stainless steel appliances, a pantry, a gas fireplace, a laundry room area, plenty of cupboard space, a kitchen skylight adding an abundance of natural lighting, and storage under the mobile. carpet flooring in the living room and primary bedroom and vinyl plank flooring was installed in 2024 in all other areas. Recent upgrades include new asphalt shingles (2022), HWT (2024), and the furnace motherboard was replaced (2024). There is a 12' x 12' deck and a large backyard shed (10' x 12') which provides extra storage. The property backs onto a green space area to the south for added privacy and open views. A monthly lot fee of \$660 includes: water, sewer, garbage, snow removal, and tree trimming each fall as needed. Park approval and pet approval are required. Melody Meadows is known for its large lots, friendly community atmosphere, and convenient access to Red Deer while still offering a peaceful rural setting.