

834, 6834 59 Avenue  
Red Deer, Alberta

MLS # A2136709



**\$114,800**

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Other, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** Block

**Utilities:** -

**Features:** -

**Inclusions:** Two Sheds

Here it is Your Own ! Ready to move in and enjoy ! The yard is set up for enjoying your outdoor&nbsp;living. This double fenced lot boasts a nice grass area and covered appox 13x24 covered deck with privacy blinds and TV Mount so you're able to sit outside and enjoy your favorite TV Programming along side Mother Nature / a nice concrete area and flower beds / 2 sheds; one is built so you have 8 ft ceiling and shelving and an area to tinker ! Then this mobile which has vaulted ceilings / 3 beds&nbsp;; / 2 baths / newer upper cabinets in the Kitchen / newer vinyl plank flooring&nbsp;in Kitchen / bathrooms / new vanities&nbsp;in bathrooms / newer blinds and curtains&nbsp;in main living area and master bedroom / fridge / washer & dryer / microwave hood fan / all within&nbsp;a year and a half old approximate. The property also has two Telus security cameras; one mounted in the front and one mounted in the back (You have to get your own contract with Telus for them to function. ) . The mobile is located in a great location of the park. This double lot has two parking pads . The lot rent covers water /sewer / snow removal. The park does allow pets but you need park approval, as well all potential buyers need park approval. This is one that checks all the boxes and then some for the money !! Easy to show and quick possession&nbsp;can be had !