

1025, 75 Gray Drive  
Red Deer, Alberta

MLS # A2162569

\$53,000



Division:	Mustang Acres		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	896 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt, Asphalt Shingle, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	Natural Gas Connected
Features:	-		

Inclusions: N/A

This Single fenced lot boasts a nice grass area in front and continues to surround the unit. This 2-bedroom with 4-piece bathroom with laundry facilities combined provides functionality with a compact size. The Entrance to the unit has a covered deck, with motion lighting for added security. The parking pad is sufficient size to accommodate 2 vehicles. This mobile Unit has undergone a complete renovation, with the installation of new cabinets in the Kitchen / laminate plank flooring in all rooms including the breezeway. This unit has a new fridge/hood fan/stove/ Sink and Taps and a newer washer dryer and refrigerator. The electrical Pane was replaced, as well as the majority of the wiring within the unit was upgraded. All ceilings and walls were refurbished for insulation, vapour barrier and drywall, and completely repainted. All new windows and doors to keep the cold out and warmth in. The siding on the unit was replaced and the skirt was repaired where required. The Roof was inspected and re-tarred. The ceilings were sprayed and knocked down to a smooth finish. In addition, there is an entranceway Breezeway at the main entrance that is insulated. Breezeway 8 x 8 Sq Feet are not included in RMS measurements and both bedrooms require armoires. The lot rent covers water /sewer/snow removal. The park does allow pets, but you need park approval, and all potential buyers need park approval. This one checks all the boxes and then some for an affordable price!! Easy to show and quick possession can be had.