

152, 5344 76 Street  
Red Deer, Alberta

MLS # A2214011



## \$40,000

<b>Division:</b>	Northwood Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	722 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Paved, RV Gated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Window coverings, closet curtains/rods

Ideal starter home, move-in ready with potential to personalize with your own style. Updated windows and partially updated flooring, bright 4-piece bathroom, master bedroom and big closets in both bedrooms. Fully fenced yard with manageable green space, raspberry bushes and 2-car parking pad. The \$998 lot rent covers water, sewer and garbage collection, and includes free community hall bookings for your family holidays, birthday parties and neighborhood gatherings. The hall features loads of seating, a kitchen, workout room and pool table. The community park has a playground and basketball half-court for the summer and a great hill to sled down in the winter months. Very close to schools, shopping, parks, churches and public transportation.