

210, 5344 76 Street  
Red Deer, Alberta

MLS # A2231595

# \$49,900



<b>Division:</b>	Northwood Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Hood Fan, Washer, Dryer, Shed, Window Coverings

\*Property has an accepted offer and is conditional until July 26, 2025 - Seller not offering viewings during this time\* - This 3-bedroom, 1.5-bath mobile home offers a practical layout with some nice upgrades already in place. The kitchen features oak cabinets, modern countertops, a center island, and a pantry—making it a functional space for daily cooking. Laminate flooring runs through the main living areas, including the cozy living room and bright dining space. The primary bedroom, located in a spacious addition, includes a walk-in closet and a convenient 2-piece ensuite. The main bathroom is generous in size and includes a corner jetted tub. Additional features include white trim, baseboards, and doors, along with modern lighting throughout. Key updates include a newer furnace and roofing work completed around 2021/2022. Outside, you’ll find a wood front deck, fenced yard, shed, and a unique tiki bar-style shed that adds character to the space. Located in a mature community with access to a clubhouse, fitness room, playground, and more. Schools, shopping, and major roadways are all close by. Monthly Lot rent is \$998 - includes water, sewer, garbage and access to the park’s clubhouse (fitness and rec amenities). Park approval will apply to all new owners.