

**825, 6834 59 Avenue  
Red Deer, Alberta**

**MLS # A2233291**



# \$86,900

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<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>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** Heat tape (installed 2 years ago)

Step into this beautifully maintained home that offers both comfort and functionality in a bright, open-concept layout. Featuring vaulted ceilings, a spacious living area, and a well-equipped kitchen with ample cupboard and counter space, this home is perfect for everyday living and entertaining. Enjoy the privacy of a generously sized primary bedroom complete with an ensuite, plus two additional bedrooms and a second full bathroom for added convenience. Included appliances and thoughtful upgrades—like newer mechanical systems, a refreshed circuit board, and heat tape—add extra value and peace of mind. Outside, you'll find charming curb appeal with new windows, a patio door, durable vinyl siding, and a sturdy shed for added storage. The home is well-insulated with 2x6 walls, and the driveway offers easy access and parking. No neighbors to the east and many trees for even more privacy! Just a short walk to the park, bus stops, and all amenities. This is a great opportunity for anyone looking to settle into a welcoming space with a blend of updates and cozy charm. Don't miss your chance to call this place home!