

**230, 38850 Range Road 25A
Rural Red Deer County, Alberta**

MLS # A2243887

\$79,900



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|------------------|--|---------------|-------------------|
| Division: | Kountry Meadows | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,341 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Driveway, Off Street, Parking Pad, Paved | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|
| Heating: | Forced Air, Wood Stove |
| Floors: | Carpet, Linoleum |
| Roof: | Asphalt Shingle, Metal |
| Basement: | - |
| Exterior: | Vinyl Siding |
| Foundation: | None |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan |

Inclusions: n/a

Welcome to this affordable and updated 2-bedroom mobile home with a spacious addition — just a 10-minute drive from Sylvan Lake! This charming home sits on a private lot with two sheds, trees and a fully usable yard perfect for relaxing or entertaining. Inside, you'll find two living rooms (one could easily be converted into a third bedroom), a large entrance area with a coat closet, updated flooring, a wood-burning stove, and a kitchen with plenty of cupboard space and an L-shaped island. The home also features natural light throughout, ceiling fans, and a combined bath/laundry room with extra storage. Updates throughout make it move-in ready and functional. Step outside to enjoy raspberry bushes, mature trees, and front and back decks (just 2 years old). A true hidden gem for anyone looking for peace, privacy, and value close to the lake.