

97 Parkside Drive  
Red Deer, Alberta

MLS # A2282569



## \$50,000

<b>Division:</b>	Normandeau		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<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>	-		

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Dishwasher (as is), Blinds, Shed , Curtain rods, Ceiling fan

This well-cared-for two-bedroom home is located in a long-established mobile home park in North Red Deer. Over the years, several important improvements have been completed, including newer windows and siding in 2009, a sloped metal roof installed in 2011, and a furnace replacement in 2014. A paved driveway provides partially covered parking, and a covered front deck offers a sheltered entry into the home. The kitchen features laminate flooring, white cabinetry, and space for a dining table with large windows for natural light. Laundry and additional storage are conveniently located just off the kitchen area. The spacious living room connects to two bedrooms, and the three-piece bathroom includes a corner shower. There's an unheated workshop addition (not included in the square footage) just off the hallway which makes great space for storage. An 8x10 storage shed is included. Monthly lot rent is \$700 with included water and garage.