

**328, 37543 England Way  
Rural Red Deer County, Alberta**

**MLS # A2224376**



**\$157,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Waskasoo Estates                          |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House                 |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                   |               |                   |
| <b>Size:</b>     | 1,082 sq.ft.                              | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Carport, Parking Pad                      |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Close to Clubhouse, Lawn, Rectangular Lot |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | Public |
| <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>   | Ceiling Fan(s)             |                   |        |

**Inclusions:** Garden shed, Front fountain

**\*\*\*PRICE REDUCED\*\*\*** Looking to downsize without compromising on comfort? This well-kept 3-bedroom home is located in the 40+ section of the desirable adult community of Waskasoo Estates. It features a 2-piece en-suite off the primary bedroom and a well-appointed 4-piece main bathroom. Enjoy outdoor living with a welcoming 8'x15' front porch with storage, a 16'x10' covered deck, and a 25' carport. Inside, the open kitchen and dining area, complemented by a large bay window, create a bright and inviting atmosphere. The yard includes mature greenery, a small garden space, and an 8'x8' storage shed. Waskasoo Estates is an SRI community located between Red Deer and Gasoline Alley off 2A at 37543 England Way. This well-maintained park offers both family and 40+ zoning, with this particular home situated in the 40+ area. It's a quiet neighborhood surrounded by mature trees and local wildlife, with a community feel enhanced by a social room that hosts card games, potlucks, and other activities. Conveniently close to all amenities. Lot rent includes snow removal, garbage collection, and use of the community center. Please note: pets are by park approval. Taxes on the dwelling are the responsibility of the owner and are paid directly to Red Deer County. Residency is subject to park approval and a transfer fee.