

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

MLS # A2243887



\$79,900

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:	-		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	None	Utilities:	-
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.