#30 38138, Range Road 283
Rural Red Deer County, Alberta

MLS # A2249432

$230,000

Division:	Melody Meadows
Type:	Mobile/Manufactured House
Style:	Mobile Home-Double Wide

Size:	1,413 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	3	**Baths:**	2

Garage:	Driveway, Off Street
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	-
Foundation:	Block	**Utilities:**	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: SEWER, WATER, SNOW REMOVAL, GARBAGE BINS,

This immaculate 3 bedroom, 2 bathroom corner lot home features a large open concept layout with vinyl plank and linoleum flooring The kitchen has a large island and pantry with the corner windows in the dining room allowing an abundance of natural light and a great view of the trees and open fields. The primary bedroom has an ensuite and a walk-in closet. The spacious living room also has large windows allowing natural light to brighten up .the home. There is a 12' x 10' addition or bonus room (3- season room) which has a gas line roughed in for future development. This home has extra-wide doors as there was previous wheelchair access. Enjoy the 13' x 12' covered deck and the 37' x 12' deck with views of the trees in the yard and neighboring fields. The yard is fenced for pets as well. This home was built using 2' x 6' construction, R26 insulation in the floors, R33 in the ceiling, and R20 in the walls. There is PEX water lines and the electrical panel is 100 amp. Recent upgrades include: a new hood fan, shingles 2013, bathroom, kitchen and outside taps replaced 2024, washer/dryer 2022, vinyl plank flooring 2013, HWT 2023, and the main circuit board on the furnace was replaced in 2022. If you have school children, the bus will pick them up and take them to Poplar Ridge school and deliver them back to your door. Come see this charming country community and make it your new home.