

**615, 6834 59 Avenue  
Red Deer, Alberta**

**MLS # A2253313**



**\$44,900**

<b>Division:</b>	Mustang Acres		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, 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:** window A/C unit

A great place to start - this inviting home offers space, privacy and home ownership for an affordable price! The floor plan features a spacious living room in front, a large master bedroom with double closet at the back separated from the two smaller rooms by a full bath, a central eat-in kitchen with ample cabinetry, and a super convenient laundry/storage room right off the kitchen. Updates to this comfortable home include new plank flooring, some new light fixtures, a crisp white kitchen with custom tile work, and more gorgeous tile work in the bath along with a soaker tub and vanity with granite countertop. The large and private yard is also a bonus, with a massive partially covered deck along the side of the home, shady trees and a beautiful lawn, 6-foot wood fence and 'man cave' storage shed and 2 parking spots. New stackable Washer /Dryer January 2025, New Water Heater November 2023. This home offers a lot for a little, see it to appreciate it!