

**104, 6834 59 Avenue
Red Deer, Alberta**

MLS # A2282721

\$70,000



Division:	Mustang Acres	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,218 sq.ft.	Age: 1971 (55 yrs old)
Beds:	3	Baths: 2
Garage:	Asphalt, Parking Pad	
Lot Size:	-	
Lot Feat:	-	

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum, Tile

Sewer: -

Roof: Asphalt, Metal

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: Block

Utilities: -

Features: Ceiling Fan(s), Storage

Inclusions: n/a

Located in one of Mustang Acres'; most desirable locations, backing directly onto a park and playground, this 1,218 sq. ft., 3 bedroom, 2 bathroom mobile home offers a functional layout, has seen several updates over the years, and provides excellent potential for the next owner. Notable additions include a spacious primary bedroom with a full 4-piece ensuite and a bonus family/living room at the rear of the home. The layout features two entrances (side and back), a main bathroom with a large shower enclosure, and practical living space throughout. The home has been peaked and sided to meet current park requirements, with a durable tin roof, and updated windows. Outdoor features include a screened-in deck with skylight, fully enclosed underneath, a paved driveway, a fully fenced yard, and convenient rear storage, offering additional space for seasonal items and outdoor equipment. Cat owners will appreciate the secure pet door to the deck, ideal for a litter box area with no escape risk. Lot fees include water, sewer, and garbage, making this a convenient and affordable option in a prime location.