

328, 37543 England Way
Rural Red Deer County, Alberta

MLS # A2224376



\$137,000

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	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.