

**2135 Danielle Drive  
Red Deer, Alberta**

**MLS # A2171621**



**\$285,000**

<b>Division:</b>	Davenport		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** Block

**Features:** Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Queen Murphy Bed w/ mattress, Gazebo on the deck and cover, Storage Cupboards on the deck, Storage Cupboard on the side of the garage (outside), TV Mount and shelf underneath (in the living room)

\*BRAND NEW ROOF on both the home and garage!\* MOVE IN condition just in time for winter! This home offers 1520 sq ft living space with an insulated HEATED DOUBLE Garage and SO many upgrades including AIR CONDITIONING, perfect for all seasons! This 55+ Adult Living Community is ideal for a maintenance free lifestyle. Whether you are downsizing or want a lock & leave it lifestyle for Snow Birds, this home is move in ready and pride of ownership shows throughout. Come on into this immaculately kept home with large main living area and open concept kitchen. All cabinets (kitchen and bathrooms) were refaced in 2015 and all lower cabinets have pull-outs. There is N/G hook ups for a gas stove if you want to put one in (owners preferred electric). There is also rough-in for a gas fireplace in the Living Room on the main wall (venting and gas) if you want to put one in. The spacious Primary Bedroom has its own ensuite with a big shower and walk-in closet. The two other bedrooms are a good size with easy access to the full bathroom close by. The second bedroom includes the Murphy Bed w/ Mattress (used only a few times) and third bedroom has a walk-in closet. Front entry has both a front closet AND a big walk-in closet for all the coats and shoes for all seasons. Laundry room is conveniently located at the back entry way. Step outside to a very private deck w/ no-maintenance composite decking, gazebo and storage units on the deck and beside the garage are included. There is natural gas hook up for the BBQ on the deck. Its the perfect place to enjoy summer afternoons and visiting with friends. The insulated and heated double garage has plenty of storage (included) makes a great workshop for the handy man to putter or hobbyist to enjoy! Fan motor and thermostat for garage heater just replaced in Jan 24. Telus Security System in place including cameras, doorbell

and door sensors. You may sign up to keep it going, but no obligation to do so. All of this with community amenities that include: Clubhouse, Playground, Tennis Court, Putting Greens and Walking Path (shale) around the perimeter, called the "Red Mile". There is even a secure RV storage yard at a minimal cost if you need to park the RV (\$35 per month). Association is active with community events (assoc. fee is \$50/ yr or \$75 per couple - optional). This home sits in the most pristine park like community where the landscaping is all perfectly maintained in the summer months for you and snow removal is taken care of for you in those winter months. Nothing to do here but move in!