

\$230,000 - #30 38138, Range Road 283, Rural Red Deer County

MLS® #A2249432

\$230,000

3 Bedroom, 2.00 Bathroom, 1,413 sqft
Mobile on 0.00 Acres

Melody Meadows, Rural Red Deer County,
Alberta

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.

Built in 2001

Essential Information

MLS® #	A2249432
Price	\$230,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,413
Acres	0.00
Year Built	2001
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	#30 38138, Range Road 283
Subdivision	Melody Meadows
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S2B4

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Exterior Features	Private Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	August 20th, 2025
Days on Market	7

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.