

# \$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 | 3                 |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.