



THE
A-TEAM

**RE/MAX
FIRST**

1101 84TH Street #28, Calgary T2A 7X2

MLS® #: **A2088432**

Area: **Abbeydale**

Listing Date: **10/18/23**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Mobile

Sub Type:

Mobile

City/Town:

Calgary

Year Built:

2000

Lot Information

Lot Sz Ar:

3,300 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,216

Low Sqft:

Ttl Sqft:

1,216

DOM

212

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Single Wide Mobile Home

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

Dog Run Fenced In

Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Mid Efficiency,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Fnd/Bsmnt:

Block

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Oven,Range Hood,Refrigerator

Int Feat:

Built-in Features,Ceiling Fan(s),French Door,Jetted Tub,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Kitchen

Dining Room

Other

Bedroom

Level

Main

Main

Main

Main

Dimensions

18`0" x 7`3"

7`6" x 9`7"

5`5" x 6`0"

8`6" x 9`3"

Room

Living Room

Bedroom - Primary

Bedroom

Laundry

Level

Main

Main

Main

Main

Dimensions

16`2" x 14`10"

12`1" x 14`10"

9`5" x 14`10"

7`8" x 7`6"

Other
4pc Ensuite bath

Main
Main

14`3" x 5`3"
0`0" x 0`0"

4pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

For additional information, please click the Brochure button below. Immaculate 2000 Manufactured Home. Welcome to the Shelter Earl Grey Series model, characterized with exterior features that sets itself apart from the average modular home. Manufactured by SRI Homes, which is Western Canada's largest and leading manufactured home builder. This spacious 16x76ft, approximately 1200sf home is incredibly maintained, and move in ready. All the major work is completed and ready for you to enjoy! 3 bedrooms and 2 full bathrooms with cathedral ceilings in the main living area and an open floor plan. The kitchen includes a fridge, stove, microwave, dishwasher, walk in pantry, and a built in buffet cabinet for extra storage. The large master bedroom has a full 4 piece bathroom with a jacuzzi tub and a walk in closet. A Coleman furnace was installed in 2019, this furnace is AC-ready and can accommodate future central air. A new roof in 2021, gives you piece of mind, featuring the GAF roofing system, which includes synthetic underlay and a Snow Country roof ridge vent. The bathrooms have new paint, toilets, bathroom fans, and faucets. More upgrades throughout the home including some newer flooring, light fixtures, kitchen faucet, ceiling fan, upgraded heat tape, and much more! The fenced backyard has 2 patio sitting areas, perfect for families and pets. Parking in the driveway for 2 vehicles. Additional visitor parking is available. Also included is 1 - 8x8ft wooden shed and 1 - 4x7ft plastic storage shed. Located in the quiet community of Chateau Estates. Ideally situated with easy access to 16th Ave, Stoney Trail, and minutes to East Hills shopping amenities including Walmart and Costco. A member only community center with access to the hall, hot tub, and gym. The lot rent is very reasonable at \$615/month and includes water, sewer, garbage/recycling/compost, and snow removal. An RV storage compound is available for an additional monthly charge. Pets allowed upon park approval. Affordable living in great location!

Inclusions:
Property Listed By:

N/A
Easy List Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





