



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**290 BURROUGHS Circle, Calgary T1Y 6K3**

MLS®#: **A2161889**

Area: **Monterey Park**

Listing Date: **08/31/24**

List Price: **\$195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **1988**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Asphalt,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,184**  
Low Sqft:  
Ttl Sqft: **1,184**

DOM

**18**

Layout

Beds: **3 ( 3 )**  
Baths: **2.0 ( 2 0 )**  
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat:

Construction: **Metal Siding ,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Laminate Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`1" x 16`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`4" x 14`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>14`8" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`3" x 5`0"</b>			

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks:

**Here's a rare opportunity to own a mobile home with garage in desirable Parkridge Estates (16+ community). This home has good bones but needs a bit of love inside. It's all original interior could use a good cleaning and some paint but sweat equity opportunities like this don't come along often. The unique floor plan on the home is sure to please with the kitchen and dining area at the front of the home featuring a bay window providing plenty of natural light and affording views of the neighbourhood. Just off the kitchen is a large living room with a small built in desk area. Down the hall is the door leading to a nice size deck and the yard area containing the shed. There are also two smaller bedrooms , the laundry and main bath. At the end of the home is the primary bedroom and ensuite featuring a deep soaker tub, nice sized vanity and linen closet. The separate water closet adds privacy. The oversized single attached garage is a rare feature for a mobile home community and homes that have them aren't often available for sale. This one has room to park a car as well as space at the front for a workshop. Big ticket items: central A/C 2006, Furnace 2010, Roof 2007, HW Tank 2019 Lot fee is \$830/month and includes landscaping, snow removal, waste and recycling. Two pets allowed per home; dogs must be less than 15 inches tall at the shoulder when fully grown. Parkridge Estates has an active community association (\$25/year mandatory fee) that includes pub nights, jam sessions, cribbage, golf association and craft circle. Call your favourite Realtor and schedule your viewing today.**

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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











