



THE
A-TEAM

**RE/MAX
FIRST**

6724 17 Avenue #118, Calgary T2A 0W5

MLS® #: **A2163416**

Area: **Red Carpet**

Listing Date: **09/06/24**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 01-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,056**
Low Sqft:
Ttl Sqft: **1,056**

DOM

88
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parking Pad

Utilities and Features

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

Construction:
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`0" x 5`1"
Bedroom	Main	12`3" x 9`3"
Dining Room	Main	6`4" x 9`7"
Kitchen	Main	8`7" x 12`9"
Living Room	Main	14`10" x 14`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	8`8" x 5`1"
Bedroom	Main	9`1" x 8`0"
Foyer	Main	5`6" x 13`9"
Laundry	Main	5`10" x 8`6"
Bedroom - Primary	Main	14`10" x 11`1"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

Welcome to this fully renovated and immaculately maintained 3-bedroom, 2-bathroom home located in the conveniently situated Sunpark Mountview Mobile Home Park. Enjoy great access to East Hills, 17 Ave, Stoney Trail, and quick routes to downtown And Deerfoot Trail. This home is perfectly positioned across from the beautiful Elliston Park, home of Global Fest, and close to the many shops and services along 17 Ave SE (International Ave). This modern, spacious home features drywall throughout, a large inviting vaulted ceiling living area, and a kitchen with double skylights that lest the sunshine flood in. Renovations in 2020 include a new roof, interior drywall, laminate flooring throughout, new kitchen cupboards, countertops, tile backsplash, lighting fixtures, new doors, baseboards, casing, and bathrooms with new vanities and ceramic tile floors. The laundry area, with a great corner pantry, is separated from the spacious eating area by a trendy barn door. The kitchen boasts plenty of cabinets, lots of counter space, tile backsplash, stainless steel appliances and a large eating bar. And we can't forget the double skylights and the double stainless sink. The primary bedroom offers a large walk-in closet and a 4-piece ensuite with a jacuzzi tub. Recent updates include a new furnace with central AC installed in March 2022, a hot water tank in 2023, and a double-door fridge in 2024. Stove, Dishwasher and Microwave hoodfan installed in 2020. This home truly is move-in ready. The exterior features a 10x10 shed for extra storage, a lower deck, entrance decks at the front, and a skirted rear deck with a gate for additional storage. The backyard is perfect for entertaining, with a large lower deck and plenty of green space. This floor plan offers a large entrance foyer with coat closet, and includes two bedrooms and a bathroom at the front of the home , with the primary bedroom and ensuite bath at the opposite end. This home has been lovingly maintained and shows tremendous pride of ownership. Lot fees of \$925/month include water, sewer, garbage pickup and snow removal. Taxes are under \$800 yearly. Come and see what your hard-earned money can offer you in a home with everything done - just move right in!

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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









