



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 ARBOUR LAKE Road #100, Calgary T3G4E4**

MLS® #: **A2163861**      Area: **Arbour Lake**      Listing Date: **09/07/24**      List Price: **\$189,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
 Sub Type: **Mobile**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **880**  
 Low Sqft:  
 Ttl Sqft: **880**

DOM

**11**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Metal**  
 Heating: **Central**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
**Public**  
 Fnd/Bsmt:  
**Block,Piling(s)**

Kitchen Appl: **Electric Range,Electric Water Heater,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities: **Natural Gas Connected,Garbage Collection,High Speed Internet Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`4" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`10" x 11`7"</b>			

Legal/Tax/Financial

Title:      Zoning:

Legal Desc:

Remarks

Pub Rmks: **Pride of ownership is very evident in this Home This modular home is 24 x 36 with Kitchen , Large Living Room , 2 bedrooms and 4 pc bathroom, Laundry off the kitchen. Master bedroom has been converted from 2 bedrooms to one very large and comfy Master Bedroom with his and hers closets. 2 covered deck entrances. Comes with a mobile Air conditioner Covered deck, Very large backyard. Shed is 10 x 10 A must to see. Windows were upgraded in 2018, New 50 gallon hot water tank in 2020 This mobile home park is situated in Watergrove Mobile home park in Arbour lake. This park is a 45+ park. Small dogs are allowed with approval of the Park Management. The monthly lot rent of \$850 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail..**

Inclusions:

**Shed**

Property Listed By:

**Stonemere Real Estate Solutions**

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









