



THE
A-TEAM

**RE/MAX
FIRST**

99 ARBOUR LAKE Road #245, Calgary T3G 4E4

MLS® #: **A2163870**

Area: **Arbour Lake**

Listing Date: **09/07/24**

List Price: **\$129,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1983**

Finished Floor Area

Abv Sqft: **1,274**
Low Sqft:
Ttl Sqft: **1,274**

DOM

12
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Attached Carport,Carport

Utilities and Features

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

Construction: **Aluminum Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Water Heater,Range Hood,Refrigerator,Window Coverings**
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`4" x 8`7"
Living Room	Main	15`4" x 14`9"
Laundry	Main	6`8" x 2`6"
Bedroom	Main	11`4" x 8`5"
5pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	14`9" x 9`10"
Mud Room	Main	11`4" x 3`4"
Bedroom - Primary	Main	12`5" x 11`4"
Bedroom	Main	11`6" x 9`4"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Mobile Home in the Watergrove Mobile Home Park. in a quiet cul d sac, close to green space, Home is in need of some renos but is very livable. 3 bedrooms, Large, Dining Room, Kitchen and Living Room with Wood Fireplace, Laundry Room off Bathroom , 1 Bathroom, Mud Room Covered Carport with deck. Shed at the rear, Good size yard This mobile home park is situated in Watergrove Mobile home park in Arbour lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$825 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, All furniture**
Property Listed By: **Stonemere Real Estate Solutions**

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







