



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 ARBOUR LAKE Road #259, Calgary T3G4E4**

MLS® #: **A2169462**      Area: **Arbour Lake**      Listing Date: **10/03/24**      List Price: **\$275,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
 Sub Type: **Mobile**  
 City/Town: **Calgary**  
 Year Built: **1996**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Attached Carport**

Finished Floor Area

Abv Sqft: **1,212**  
 Low Sqft:  
 Ttl Sqft: **1,212**

DOM

**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

Construction:  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 14`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`2" x 9`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`6" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 14`8"</b>			

Legal/Tax/Financial

Title:  
 Legal Desc:      Zoning:

Remarks

Pub Rmks: **This well maintained spacious 3 bedroom, 2 bathroom home with a total of 1280 sq ft offers an open concept which features a large kitchen with pantry and plenty of counter space. The enclosed porch has plenty of storage space and is a walk through to the patio and private back yard. The carport offers tandem parking for 2 vehicles. The master bedroom is at the back of this well laid out home and has a walk in closet and full ensuite. The roof was done in 2018/19, Newer hot water tank, fridge and washer/dryer. This home is ready for you to move in before Christmas. Watergrove mobile home park is a great 45+ community with outdoor heated swimming pool, indoor hot tub & sauna as well as a library, games room, exercise room, party room and more. All water, sewer, recycling, garbage pickup, and clubhouse amenities are included for the monthly lot rent of \$840. Situated in Arbour Lake you are close to all amenities and LRT, with easy access to major thoroughfares**

Inclusions: **Shed**  
Property Listed By: **First Place Realty**

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







