



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: **\$229,900**
Status: **Active** County: **Calgary** Change: **-\$30k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1996**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

61
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: **Attached Carport**

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

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

Legal/Tax/Financial

Title: Zoning:
Legal Desc: 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







