



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6724 17 Avenue #85, Calgary T2A0W5**

MLS® #: **A2171368**

Area: **Red Carpet**

Listing Date: **10/07/24**

List Price: **\$52,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **1987**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **432**  
Low Sqft:  
Ttl Sqft: **432**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

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

Utilities and Features

Roof: **Asphalt,Mixed**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Awning(s),Private Yard,Rain Gutters**

Construction:  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Gas Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Beamed Ceilings,Ceiling Fan(s),Closet Organizers,High Ceilings,No Smoking Home,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>11`0" x 7`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`7" x 7`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 7`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 7`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`6" x 8`9"</b>

Legal/Tax/Financial

Title: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Legal Desc: \_\_\_\_\_

Remarks

Pub Rmks: **Your own little bachelor suite , smaller trailer with living room with corner electric fireplace , bow window. And sliding doors onto your deck. There a full complimentary of a kitchen with gas stove and eating area. Full 4 pc bathroom with stackable washer and dryer. Master with built ins. Theres two rooms that could be used for bedrooms adjoining the main unit. One would have to plumb heat or use space heaters , these are not included in RMS. Theres a nice side yard that is grassed and two metal sheds , Portable air-conditioned included , some gardening tools and there's three ceiling fans in the house**

Inclusions: **Two exterior sheds , electric lawn mower**  
 Property Listed By: **Real Estate Professionals Inc.**

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







