



THE
A-TEAM

**RE/MAX
FIRST**

99 ARBOUR LAKE Road #232, Calgary T3G 4E4

MLS® #: **A2174251**

Area: **Arbour Lake**

Listing Date: **10/21/24**

List Price: **\$235,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1984**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,102**
Low Sqft:
Ttl Sqft: **1,102**

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: **Carport**

Utilities and Features

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

Construction:
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`9" x 12`0"	Living Room	Main	15`5" x 15`10"
Dining Room	Main	7`3" x 10`8"	Kitchen	Main	8`2" x 13`7"
Laundry	Main	9`2" x 6`6"	Bedroom - Primary	Main	13`1" x 11`7"
3pc Ensuite bath	Main	5`9" x 9`1"	Bedroom	Main	7`10" x 8`8"
Bedroom	Main	9`11" x 8`10"	4pc Bathroom	Main	5`0" x 7`7"
Sunroom/Solarium	Main	6`8" x 16`1"	Covered Porch	Main	4`4" x 18`8"

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **Welcome to Water Grove Mobile Home Park - a friendly 45+ community where your new adventures await! This well-maintained, 3 bedroom + 2 bath home is move-in ready. With a vaulted ceiling and large windows streaming in natural light, this home offers comfort, convenience, and peace of mind. The hot water tank was replaced in March 2024, and recent updates in 2023 include stylish vinyl flooring, a refreshed décor palette, and a brand-new 3-piece ensuite. With a newer roof (installed around 2022), a furnace from 2009, and no Poly B plumbing, this home is ready for you! Located on a quiet street, the home features a lovely walking path across the way that leads directly to the clubhouse, where you can enjoy a variety of social activities: a fun game of billiards, a soak in the hot tub, or invite your grandkids over to swim in the heated pool next summer. Prefer some quiet time? Relax on your charming front porch with a skylight or in the cozy 3-season sunroom, perfect for catching up on your favorite book. Additional features include a covered carport and a spacious shed, offering plenty of storage. Conveniently located near Stoney Trail, the highway to Banff, and just a short walk to Nose Hill shopping, this home truly has it all. Contact your favorite realtor for a private showing today!**

Inclusions:

Shed

Property Listed By:

Royal LePage Benchmark

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









