

6220 17 Avenue #354, Calgary T2A 7H4

MLS®#: A2176008 Penbrooke Meadows Listing 11/28/24 List Price: \$79,900 Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Mobile Prop Type: Sub Type: Mobile

City/Town: Calgary 1973 Year Built:

Lot Information Lot Sz Ar: Lot Shape:

Finished Floor Area Abv Saft: 923 Low Sqft:

> Ttl Sqft: 923

DOM 23

<u>Layout</u>

2 (2) Beds: 1.0 (1 0) Baths:

**Single Wide Mobile** Style:

Home

**Parking** 

Ttl Park: 2

Garage Sz:

Access: Lot Feat:

Park Feat: Off Street, Parking Pad

Utilities and Features

Roof: **Asphalt** Construction: Forced Air, Natural Gas

Flooring:

Laminate, Tile, Vinyl Plank

Water Source: Fnd/Bsmt: Piling(s)

Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings Kitchen Appl:

Int Feat: Utilities:

Heating:

Ext Feat:

Sewer:

**Room Information** 

Level <u>Level</u> **Dimensions** <u>Room</u> **Dimensions** Room Eat in Kitchen Main 14`9" x 13`4" **Living Room** Main 15`6" x 13`4" **Mud Room** Main 5`8" x 5`0" **Bedroom - Primary** Main 13`4" x 10`3" 11`0" x 10`0" 7`8" x 7`4" **Bedroom** Main 4pc Bathroom Main

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks:

Charming, well-maintained mobile home. Great for the 1st time home buyer. Located on end lot, with a massive, fenced yard, large private deck and storage shed. Walk into this open floor plan featuring vinyl plank flooring, knock down ceilings and recessed lighting. The eat-in kitchen boasts of full height shaker style cabinetry, laminate countertops, black appliance package and a corner walk-in pantry. Plenty of room for a good-sized table. The living room features large windows, drawing in that natural light. The master bedroom is complete with ceiling fan, and walk-in closet. An additional 2nd bedroom near the back of the home is quite expansive. A four-piece bath with large vanity, dual flush toilet, and full height shower backsplash. Laundry with front load washer and dryer and plenty of storage space. Modern and move-in ready. New roof, soffits and eaves. Tons of parking space, with additional visitor parking right next to the lot. Lot rent includes water, sewage, garbage, compost, recycling, and access to the club house which features a fitness room, game room with pool table, common room with big screen TV, an outdoor playground for the kids, and barbeque area. A quiet, family friendly community, Call to book your showing today!\*\*OPEN HOUSE SATURDAY NOV 30TH 11AM TO 1PM\*\*

Inclusions: Shed in yard, Shelving on walls Property Listed By: RE/MAX House of Real Estate

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







