



THE
A-TEAM

**RE/MAX
FIRST**

3133 BURROUGHS Manor, Calgary T1Y 6K1

MLS®#: **A2178850**

Area: **Monterey Park**

Listing Date: **11/12/24**

List Price: **\$198,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1986**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,163**
Low Sqft:
Ttl Sqft: **1,163**

DOM

39
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:

Assigned,Parking Pad,Paved,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat:

Construction: **Metal Siding ,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 15`4"
Dining Room	Main	9`0" x 10`4"
Bedroom	Main	11`1" x 10`9"
Bedroom	Main	11`7" x 9`10"
4pc Bathroom	Main	8`1" x 5`0"

Room	Level	Dimensions
Kitchen	Main	14`10" x 6`4"
Bedroom - Primary	Main	13`3" x 10`0"
4pc Bathroom	Main	8`10" x 5`0"
Den	Main	9`10" x 9`2"
Sunroom/Solarium	Main	23`4" x 9`8"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

This lovely 3 bedroom/2 bath mobile home has been updated with fresh paint throughout, new baseboards & casings and new light fixtures. The living room has a vaulted ceiling and a unique railing feature opening it to the dining room. The dining room features a glass display cabinet and walk in pantry off the kitchen. The kitchen has newer cabinets (installed 2016) as well as new fridge and stove. Down the hall from the kitchen is a den and a nice sized bedroom. The bathroom at this end of the home was upgraded in 2016 with new flooring, tub, vanity and toilet. The hall laundry is a new European style washer/dryer combo unit providing good energy efficiency. There is a second door at this end of the home that leads to a new south facing deck. At the other end of the home are two more bedrooms; the large primary bedroom and a smaller second bedroom. The bathroom has a cheater door from the primary bedroom as well as another door from the hallway. A bright 10' x 24' addition insulated and drywalled provides an extra sitting room or office. The addition isn't tied into the central heating so it's not included in the square footage. Those with limited mobility will appreciate the new exterior porch lift to aid in entering the home. There is a small threshold ramp leading from the addition to the home when entering as well. Hot water tank is brand new and the plumbing has been updated. Furnace is original but has been recently serviced. Situated on a conveniently located lot near the entrance of the community, this home offers practical living space and accessibility. A 4' x 8' storage shed is also included. Lot fee is \$820/month which includes landscaping, snow removal, waste and recycling. Parkridge Estates is an adult (16+) community with an active community association. Pet restrictions are two pets per home; dogs must be less than 15 inches tall at the shoulder when fully grown.

Inclusions:
Property Listed By:

**Exterior porch lift
MaxWell Canyon Creek**

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













