



THE
A-TEAM

**RE/MAX
FIRST**

6724 17 Avenue #53, Calgary T6W 1A5

MLS® #: **A2182062**

Area: **Red Carpet**

Listing Date: **12/09/24**

List Price: **\$159,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,010**
Low Sqft:
Ttl Sqft: **1,010**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **3**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Asphalt, Parking Pad**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat:

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`2" x 7`0"	Bedroom - Primary	Main	13`3" x 9`10"
Bedroom	Main	10`2" x 6`10"	Dining Room	Main	13`3" x 6`0"
Kitchen	Main	15`4" x 12`10"	Family Room	Main	7`8" x 15`7"
Living Room	Main	13`3" x 14`4"	Other	Main	7`5" x 11`5"

Legal/Tax/Financial

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks:

Fully renovated 2 bed, 1 bath mobile home in the conveniently located Mountview Mobile Home Park. Funky and functional is how you could describe this home. It has a great layout with large living room, brand new kitchen with peninsula island, large recessed coffee bar, loads of cupboards, new stainless appliances. Laminate flooring throughout with a modern color palette , pot lights, new bathroom includes tub and vanity. The primary bedroom is spacious with patio doors out to the back deck, the second bedroom is a good size and can be used as an office or flex room. There is a large, unheated addition at the front of the home and then a smaller addition that is part of the main home to give you the extra flex space you may need. All new windows have been installed, new PEX water lines, newer furnace, updated electrical, new front and back decks. This home sides on to the greenspace with ample parking in the laneway. Lot rent of \$925 per month includes water, sewer, garbage pickup and snow removal. A great home for under \$160k with quick access to 17 Ave SE, Stoney Trail, Deerfoot Trail and downtown. Transit is a block away, East Hills is minutes down the road, and Elliston Park, home of Globalfest, is across the street. Pets are permitted with lease approval.

Inclusions:

Property Listed By:

Shed

TREC The Real Estate Company

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







