



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 ARBOUR LAKE Road #14, Calgary T3G 4E4**

MLS® #: **A2188021**

Area: **Arbour Lake**

Listing Date: **01/15/25**

List Price: **\$270,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,212**  
Low Sqft:  
Ttl Sqft: **1,212**

DOM

**7**

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:

**Back Yard,Near Shopping Center,Landscaped,Near Public Transit,Paved,Rectangular Lot  
Carpport,Covered,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Mid Efficiency**  
Sewer: **Septic System**  
Ext Feat:

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat:  
Utilities: **Ceiling Fan(s),No Animal Home,No Smoking Home,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`1" x 7`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`11" x 7`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`9" x 12`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 8`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

Remarks

Pub Rmks: **PRIDE OF OWNERSHIP IS VERY EVIDENT IN THIS 2011 Mobile Home A must to see. Located in Watergrove Mobile Park. This beautiful home has a large Living Room (14' 9" x 14' 7" ) , Kitchen, Laundry Room, 3 Bedroom, 2 full Bathrooms, Kitchen comes with Fridge, Stove, Over the range Microwave, Dishwasher. Lots of cabinets , Central Air Conditioning, Large covered deck, Covered Carport. Large Master Bedroom with 4 pc Ensuite bathroom with a good sized Walk in Closet , Skylight in Kitchen Laundry Room has a upgraded Washer and Dryer and a 2nd Fridge. Refrigerator new in 2012, Range hood Microwave new 2014, Upgraded lino throughout in 2017, New laminate floor in Master Bedroom and Living Room in 2017, Upgraded carpet in small bedroom in 2012, 50 GAL HW tank, All interior repainted 2014, Upgraded ceiling fan in Living Room, Upgraded trim throughout in 2014 10 x40 side deck, Central Air new 2017, Carport new 2017. 2 Frost free exterior taps, 3 exterior GFI plugs, 10' x 12' Vinyl shed, insulated and powered with 8ft side walls, 3' x 5' Garden shed new 2012. Monthly rent is 825.00 after May 1st it will be 860.00**

Inclusions:  
Property Listed By: **Lawn furniture, BBQ, Garden Shed, Shed  
Stonemere Real Estate Solutions**

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







