



THE
A-TEAM

**RE/MAX
FIRST**

99 ARBOUR LAKE Road #194, Calgary T3G 4E4

MLS® #: **A2190079** Area: **Arbour Lake** Listing Date: **01/25/25** List Price: **\$190,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **909**
 Low Sqft:
 Ttl Sqft: **909**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Carport,Front Drive,Parking Pad**

Utilities and Features

Roof: **Metal**
 Heating: **Central,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat:

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

Kitchen Appl: **Central Air Conditioner,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 7`2"
Dining Room	Main	11`11" x 3`2"
Laundry	Main	6`0" x 5`3"
Bedroom - Primary	Main	11`4" x 10`8"

Room	Level	Dimensions
Kitchen	Main	10`3" x 9`2"
Living Room	Main	16`11" x 13`6"
Storage	Main	15`6" x 7`6"
Bedroom	Main	10`4" x 9`6"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Mobile Home (14 x 65) in the Watergrove Mobile Home Park. on a corner lot, Home has been well maintained, 2 bedrooms, 1 - 4 pc bathroom, Kitchen and Living Room with Electric Fireplace, Laundry Room off Bathroom , Covered Carport with Covered Deck (21, x 8) Shed (10 x 12) at the rear that is finished inside., Good size yard This mobile home park is situated in Watergrove Mobile Home Park in Arbour lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$825 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. The lease rate is 820.00 per month and will be raised up to \$855.00 per month These fees include Water, Sewer, Garage, Composting, Recycling, use of Clubhouse.**

Inclusions: **none**
Property Listed By: **Stonemere Real Estate Solutions**

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







