



THE
A-TEAM

**RE/MAX
FIRST**

99 ARBOUR LAKE Road #169, Calgary T3G4E4

MLS® #: **A2190995**

Area: **Arbour Lake**

Listing Date: **01/29/25**

List Price: **\$219,900**

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:

Access:
Lot Feat:
Park Feat: **Carport**

Finished Floor Area

Abv Sqft: **1,128**
Low Sqft:
Ttl Sqft: **1,128**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat:

Construction:
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsm: **Piling(s)**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 5`0"	Kitchen	Main	11`11" x 9`4"
Dining Room	Main	11`11" x 5`9"	Living Room	Main	16`3" x 15`1"
Laundry	Main	8`0" x 7`9"	Bedroom - Primary	Main	12`8" x 11`5"
Bedroom	Main	9`6" x 9`4"	Bedroom	Main	9`7" x 7`8"
4pc Ensuite bath	Main	8`1" x 5`0"			

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **Immediate Possession possible. 1128 sq foot(16' x 74') Mobile home. with 3 bedroom, 2 bathroom home in the Watergrove Mobile Home Park. Has Covered Carport . Large lot with a covered deck and 8 x 10 shed at rear. Move in property that boasts three good size bedrooms, two full bathrooms, a large living room area with open concept kitchen that has plenty of space for family and guests with a Kitchen Island and two Fridges. A double pull-out shelves Pantry. Front opening Washer and Dryer. The kitchen cabinets were all installed in 2012, and extra storage/pantry cupboards were added. Kitchen Cabinets an island were installed in 2012. The home has an upgraded Furnace and Central Air which was installed 2012. Both bathrooms were upgraded in 2012. All poly B piping was replaced in 2018. A large covered patio with an installed BBQ hookup gas line. The 40 gallon electric hot water tank new in 2016. All the Interior was painted in Oct 2024. Watergrove Mobile Home Park is a 45+ community. This community offers a seasonal outdoor Heated Pool, Clubhouse with Hot Tub, Library, Games Room, Exercise Room, Party Room, Washrooms with showers . Close to Crowfoot Crossing. Monthly pad rental fees are \$835 until May 1st and will then increase to \$870.00 per month. OPEN HOUSE SAT FEB 1 ,2025. 2 PM TO 4 PM**

Inclusions:

Property Listed By:

**Shed, Blinds
Stonemere Real Estate Solutions**

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







