

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #99, 1101 - 84th St NE

#### Home Information

Year 2003	Make Moduline	Size 16' x 76'	Sq. Ft. 1216
Floor Plan Split	Bedrooms 3	Baths 2	Shed Yes
Deck Yes	Addition No	Utility Room Yes	Carport No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



### Asking Price: \$259,900

Lot Fee: \$620.00/month (Includes Water, Sewer, Garbage)

City Taxes: \$TBV

Possession Date: NEG.

**Additional Information:** Welcome to your cozy retreat! This charming mobile home, boasting modern upgrades, invites you to experience comfort and convenience. Step inside to discover the warmth of a new furnace (2022) and the contemporary allure of fresh LVP flooring (2022) that graces the entire space. The kitchen, a chef's dream, features updated countertops, a stylish black sink, and new high-end appliances that elevate your culinary experience. Stay cool in the summer with air conditioning and enjoy hot water on demand, thanks to the recently installed system. Revel in the luxury of a water softener system, ensuring a pampered and refreshing experience every time you step into your bathroom. The exterior of this home is equally enticing, with a new fence providing both security and privacy for your peace of mind. A generously sized covered deck beckons you to unwind and entertain, while the natural gas hook-up enhances your outdoor cooking possibilities. The yard, surrounded by the newly installed fence, offers a private oasis, perfect for enjoying the great outdoors in seclusion. Welcome home to a haven of modern comfort, where every detail has been carefully curated for your enjoyment.

#### Community Information

Address 1101 84St NE	Manager Olivia	Telephone 403-271-6644
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Chateau Estates is a very well managed manufactured home community. It is located just a few minutes away from a Walmart, Costco, banks, movie theater and many stores and restaurants. The community features and RV compound and a large clubhouse that has a hot tub, weight room, sauna, games room and more! The lot fee ranges from \$615-\$640 and includes water, sewer and garbage removal. Tenants are allowed 2 outdoor pets per home. Dogs can be no taller that 16" when fully grown. This is a great community to call home!

If You Have Any Questions,  
Or For More Information,  
Please Contact:



Southern Mobile Homes

Marc 403-797-1235

[www.southernmobilehomes.com](http://www.southernmobilehomes.com)



Let's Make A Deal!