

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

#25, 9090 - 24th St. SE

### Home Information

Year 1982	Make Alma	Size 14'x68'	Sq. Ft. 952
Floor Plan F.Livingroom	Bedrooms 2	Baths 1	Shed Yes
Deck Yes	Addition No	Utility Room No	Carport No

Appliances

Fridge, Stove, Washer, Dryer.



Asking Price: \$79,900

Lot Fee: \$575 / month (Includes Water, Sewer, Garbage)

City Taxes: TBD

Possession Date: Negotiable

**Additional Information:** Handyman or investor opportunity with substantial renovations already completed. This mobile home has undergone major structural and mechanical upgrades, including a reconfigured primary suite with cedar-encased walk-in closet, rebuilt bathroom with reinforced subfloor, full Ditra and Kerdi waterproofing, clawfoot tub, and relocated hot water tank in a framed, waterproofed closet section. The home features ¾-inch PEX plumbing throughout, a solid-wood kitchen island cased in cedar, partial new flooring with moisture-resistant subfloor, and new front and rear exterior doors. Key exterior improvements include a reheated and re-shingled roof with a 25-year rating, insulated and heat-taped city water connection, reinforced skirting with water barrier film and partial scratch coat, and professional concrete re-levelling. Additional features include a fenced yard, front deck, and rear framed shed. This home does have some mold and a mold remediation report is available. Property requires new windows and additional exterior finishing, making this an ideal project for buyers looking to add value.

### Community Information

Address 9090 - 24st SE	Manager Corinne Zienowicz	Telephone 368-887-8706
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South Hill Mobile Home Park is located in a quiet valley in an area of the city close to public transportation, Glenmore Trail and Deerfoot Trail. It is a well managed and maintained park. The lot fee is only \$575-\$605 and it includes water, sewer and garbage pick-up. There is a storage lot for RV's and trailers. For an affordable, quiet community, why not choose South Hill.

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



Southern Mobile Homes  
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[www.southernmobilehomes.com](http://www.southernmobilehomes.com)



Let's Make A Deal!