

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

#60, 6724 - 17th Ave SE

### Home Information

Year <b>2008</b>	Make <b>Triple M</b>	Size <b>16' x 66'</b>	Sq. Ft. <b>1056</b>
Floor Plan <b>Split</b>	Bedrooms <b>2</b>	Baths <b>2</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>No</b>	Utility Room <b>Yes</b>	Carport <b>No</b>
Appliances <b>Fridge, Stove, Dishwasher, Washer, Dryer</b>			



Asking Price: \$127,400

Lot Fee: \$805.00 / month (Includes Water, Sewer, Garbage)

City Taxes: \$TBV

Possession Date: Negotiable

**Additional Information:** Introducing a remarkable opportunity in the real estate market: a meticulously maintained 2008 mobile home boasting an array of recent upgrades. This charming residence features an array of modern improvements, including new windows installed in 2018, a new hot water tank added in 2019, and a brand new 30-year roof completed in 2020. The kitchen has been elegantly updated with high-end KitchenAid appliances, while the addition of new heat tape in 2020 ensures optimal functionality. With a new deck and eaves trough enhancing the exterior, this home presents an irresistible combination of style and practicality. Inside, the allure continues with beautiful dark cherry cabinets adorning the space. Don't miss the chance to own this remarkable mobile home that effortlessly combines timeless appeal with contemporary amenities. This home is priced to sell!

### Community Information

Address <b>6724 17th Ave SE</b>	Manager <b>Richard &amp; Ernie</b>	Telephone <b>403-272-4429</b>
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Mountview Mobile Home Park is located less than 5 minutes from Walmart, Costco, banks, movie theater and many stores and restaurants. It is close to public transportation and across the street is beautiful Elliston Park. Mountview has both a family section as well as an 'adult only' section. The park is well managed and maintained. The lot fee is \$805 per month and it includes water, sewer and garbage removal. Tenants are permitted one pet per home. Mountview is quiet and safe.

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



Southern Mobile Homes

Marc 403-280-2944

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



Let's Make A Deal!