

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #308, 1101 - 84th St NE

#### Home Information

Year <b>1999</b>	Make <b>Moduline</b>	Size <b>16' x 76'</b>	Sq. Ft. <b>1216</b>
Floor Plan <b>Split</b>	Bedrooms <b>3</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: \$189,900

Lot Fee: \$635.00/month (Includes Water, Sewer, Garbage)

City Taxes: TBD

Possession Date: NEG.

**Additional Information:** Welcome to this spacious and well-appointed mobile home offering comfort, functionality, and great outdoor living. Inside, you'll find newer vinyl flooring that flows throughout, along with a large kitchen designed for both everyday living and entertaining. The kitchen features an island, eye-level stove, abundant cabinet and counter space, and a pantry, plus plenty of room for a full dining table. The bright and generously sized primary bedroom provides a relaxing retreat, complete with a walk-in closet and a private 4-piece ensuite. Outside, the home is finished with durable vinyl siding and skirting, and you'll love the large deck perfect for enjoying the outdoors complete with a gazebo that's included. With thoughtful updates like a newer hot water tank (approximately 5 years old) and a layout that offers both space and convenience, this home is a fantastic opportunity for comfortable living. If you are looking for an affordable place to call home, this is it!

#### Community Information

Address <b>1101 84St NE</b>	Manager <b>Olivia</b>	Telephone <b>403-271-6644</b>
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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 \$630-\$665 and includes water, sewer and garbage removal. Tenants are allowed 2 outdoor pets per home. Dogs can be no taller than 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 403-280-2944**

**www.southernmobilehomes.com Let's Make A Deal!**

