

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #508, 1101 - 84th St NE

#### Home Information

Year <b>1995</b>	Make <b>Winalta</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: \$224,000

Lot Fee: \$630.00/month (Includes Water, Sewer, Garbage)

City Taxes: \$550

Possession Date: NEG.

#### Additional Information:

Welcome to this tastefully updated mobile home that effortlessly combines modern comforts with the convenience of mobile living. This cozy

abode boasts a series of thoughtful renovations that make it an ideal haven for those seeking a move-in ready retreat. Step inside and immediately notice the attention to detail in every corner of this home. The heart of the house, the kitchen, has been beautifully transformed with a brand-new countertop and sink, providing ample space for your culinary creations. The addition of a new dishwasher in 2022 ensures meal cleanup is a breeze. The living spaces have been enhanced with the installation of new LED lighting in 2022, offering both energy efficiency and a warm ambiance throughout the home. Stay cozy during the winter months with a new furnace installed in 2020, and never run out of hot water with the new hot water tank installed in 2021. Outside, this mobile home continues to impress with a variety of updates. A new roof was added in 2021, ensuring peace of mind and protection from the elements. The new skirting installed in the same year not only enhances the curb appeal but also contributes to energy efficiency. Plumbing worries are a thing of the past thanks to the installation of new PEX plumbing in 2022, while the new bladder and insulation beneath the home in the same year provide additional comfort and energy savings. Step outside to discover a spacious yard that offers endless possibilities for outdoor activities and gardening. The addition of a new gazebo is the perfect touch for entertaining friends and family, creating a welcoming outdoor oasis for relaxation and gatherings. Don't miss your chance to make this meticulously updated mobile home your own. With these modern amenities and a beautiful exterior, it offers a comfortable and convenient lifestyle in a serene setting. Act now to schedule your viewing and make this wonderful property your new home!

#### 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 is \$615 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 403-280-2944

[www.southernmobilehomes.com](http://www.southernmobilehomes.com) Let's Make A Deal!

