

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #128, 6724 - 17th Ave SE

#### Home Information

Year <b>1974</b>	Make <b>Safeway</b>	Size <b>14'x68'</b>	Sq. Ft. <b>952</b>
Floor Plan <b>F.Livingroom</b>	Bedrooms <b>2</b>	Baths <b>1</b>	Shed <b>Yes</b>
Deck <b>No</b>	Addition <b>Yes</b>	Utility Room <b>No</b>	Carport <b>No</b>
Appliances <b>Fridge, Stove, Dishwasher, Washer, Dryer.</b>			



### Asking Price: \$79,900

Lot Fee: \$750.00 / month (Includes Water, Sewer, Garbage removal)

City Taxes: \$200/yr

Possession Date: Immediate/Negotiable

**Additional Information:** This cozy home features a great yard and a large 3 season room is a wonderful place to call home! This home has had a lot of care and attention put into which is shown in the list of features it comes with! Featuring fresh paint throughout including the kitchen cabinets which are a gorgeous blue and contrast very well with the grey vinyl flooring that runs throughout the home and the grey carpet in the living room both of which have recently been installed. It also features a newer furnace and newer HWT, newer windows, a brand new dishwasher with warranty, a completely updated bathroom including new toilet, tub, tub surround, sink and vanity as well as new living room curtains and a new kitchen tap! Outside, the fence has recently been repainted as well as the exterior trim and the skirting.

#### Community Information

Address <b>6724 17th Ave SE</b>	Manager <b>Sherry</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 \$750 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!