

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #39, 6724 - 17th Ave SE

#### Home Information

Year <b>2000</b>	Make <b>Moduline</b>	Size <b>16'x76'</b>	Sq. Ft. <b>1216</b>
Floor Plan <b>Split</b>	Bedrooms <b>3</b>	Baths <b>2</b>	Shed <b>Yes (2)</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: \$169,900

Lot Fee: \$1100.00 / month (Includes Water, Sewer, Garbage)

City Taxes: TBV

Possession Date: Negotiable

**Additional Information:** This very clean, GORGEOUS home features a front living room with new engineered wood flooring and lots of windows for natural light. The bright kitchen features a new sink + faucet, instant hot water tap, newer skylight, a pantry and plenty of cabinet/cupboard space. Outside, the home comes with a new roof, new skirting, a new fence and is located on a large lot and features a large deck and 2 sheds! Don't miss out! Call to book your private showing today!

#### Community Information

Address <b>6724 17th Ave SE</b>	Manager <b>Richard</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 \$1100 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!