

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#261, 99 Arbour Lake Road NW

Home Information

Year 1992	Make Regent	Size 16' x 76'	Sq. Ft. 1216
Floor Plan Split	Bedrooms 3	Baths 2	Shed Yes
Deck Yes	Addition Yes	Utility Room No	Carport Yes
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



Asking Price: \$224,900

Lot Fee: \$905.00/month (Includes Water, Sewer, Garbage)

City Taxes: TBD

Possession Date: Negotiable

Additional Information: Well-maintained and updated 3-bedroom, 2-bathroom mobile home featuring new water lines, new furnace, new hot water tank, newer flooring, windows, and roof offering peace of mind and modern comfort. The spacious wrap-around kitchen provides plenty of counter space and cabinetry. The large primary bedroom includes a walk-in closet, 4-piece ensuite, and a bright 3-season room. The main bathroom features a new walk-in shower. The standout feature is the yard one of the largest in the park complete with a mature cherry tree and a productive apple tree, offering incredible space for outdoor living. Additional highlights include a carport, steps to a bus stop, and beautiful mountain views from the front bedroom window. A rare combination of updates, location, and lot size!

Community Information

Address 99 Arbour Lake Road NW	Manager Leanne Boyko	Telephone 403-547-0200
--	--------------------------------	----------------------------------

Watergrove Mobile Home Park is a beautiful, one of a kind, adult only (+45) manufactured home community. The park features a clubhouse with a large outdoor swimming pool, indoor hot tub, sauna, tv room, library room and weight room. The games room features 2 pool tables and a shuffleboard table. All this and more is included in the lot fee. The community is located near major shopping, public transportation and features a shuttle bus. All of this and more makes Watergrove a wonderful place to live.

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



Southern Mobile Homes

Marc 403-797-1235

www.southernmobilehomes.com



Let's Make A Deal!