

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #93, 6724 - 17th Ave SE

#### Home Information

Year <b>1995</b>	Make <b>SRI Homes</b>	Size <b>16'x64'</b>	Sq. Ft. <b>1024</b>
Floor Plan <b>Split</b>	Bedrooms <b>2</b>	Baths <b>2</b>	Shed <b>Yes (2)</b>
Deck <b>Yes</b>	Addition <b>No</b>	Utility Room <b>No</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 beautifully updated mobile home boasts a range of recent upgrades, including a new washing machine (2023), furnace with chimney (2022), and hot water tank (2023). The exterior features new vinyl siding (2024) and a large deck with new composite deck boards (2024). While inside you'll find fresh flooring in the living room and front bedroom (2023). Additional updates include new screen doors, PEX plumbing, and heat tape (2025). The eavestroughs were replaced in 2022, ensuring peace of mind for years to come. This home includes the gazebo on the deck and the wall unit in the living room. Move-in ready with all the modern comforts! Don't miss out on this gem! 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!