

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#3204 Burroughs Manor NE

Home Information

| | | | |
|---|------------------|---------------------|-----------------|
| Year 1989 | Make Triple E | Size 16'x72' | Sq. Ft. 1152 |
| Floor Plan Split | Bedrooms 3 | Baths 2 | Shed Yes |
| Deck Yes | Addition Yes | Utility Room Yes | Carport Yes |
| Appliances Fridge, Stove, Dishwasher, Washer, Dryer. | | | |



Asking Price: \$139,900

Lot Fee: \$630.00 / month (Includes Garbage Removal, lawn maintenance)

City Taxes: \$TBV

Possession Date: NEG

Additional Information: Welcome to this fantastic mobile home offering a plethora of desirable features! This property boasts a spacious carport, an updated hot water tank, and brand-new heat tape. Inside, you'll find a luminous and generously sized kitchen, perfect for preparing meals and hosting gatherings. The roof has been recently replaced, ensuring peace of mind for years to come. Additionally, a sizable mudroom/addition provides convenience and extra storage space. For those in need of a creative sanctuary or workshop, the property includes a large work studio situated outdoors. Don't miss the opportunity to make this remarkable mobile home your own!

Community Information

| | | |
|------------------------------------|--------------------------|---------------------------|
| Address 3232 Burroughs Manor NE | Manager Glen or Cindy | Telephone 403-293-3333 |
|------------------------------------|--------------------------|---------------------------|

!Parkridge Estates is a very safe and secure adult only (over 16 years) community that is close to several shopping centers, Peter Lougheed Hospital, public transportation, airport, leisure centers and more. The community is very well managed, landscaped and maintained. The community has a sundowners group (45+), R.V. storage compound (charges apply), and a large recreational center with numerous activities. The lot fee ranges \$630-\$700 per month and includes garbage removal, property maintenance and more. Tenants are allowed 2 pets per home. Dogs can be no taller than 15" at the shoulder when fully grown. With all Parkridge Estates has to offer it is not hard to tell its Calgary's #1 manufactured home community.□

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!