

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#288 Burroughs Circle NE

Home Information

Year 1994	Make Triple E	Size 16'x76'	Sq. Ft. 1216
Floor Plan Split	Bedrooms 3	Baths 2	Shed Yes
Deck Yes	Addition Yes	Utility Room No	Carport No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



Asking Price: \$139,900

Lot Fee: \$820.00 / month (Includes Garbage Removal, lawn maintenance)

City Taxes: TBD

Possession Date: NEG

Additional Information: Welcome to this beautiful 3-bedroom, 2-bathroom home located in the highly sought-after 16+ Parkridge Estates. Featuring vaulted ceilings and an open layout, this home offers comfortable living with plenty of space. The spacious kitchen boasts ample cabinet and counter space, along with room for a dining table. The large primary bedroom includes a walk-in closet and private 4-piece ensuite, while two additional bedrooms and a second full bathroom provide flexibility for family, guests, or a home office. Major updates include a new roof (2020), hot water tank (2020), and appliances (2020). The utility room offers laundry facilities, extra storage, and a second refrigerator. Step outside to enjoy the large, covered deck, perfect for relaxing or entertaining. Don't miss this fantastic opportunity to own a well-maintained, move-in-ready home in one of the area's most desirable communities.

Community Information

Address 3232 Burroughs Manor NE	Manager Cindy	Telephone 403-293-3333
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!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 \$820 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
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www.southernmobilehomes.com



Let's Make A Deal!