

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

#235, 3223 - 83rd ST NW

### Home Information

Year <b>1975</b>	Make <b>Atco</b>	Size <b>14' x 68'</b>	Sq. Ft. <b>1500</b>
Floor Plan <b>F.Livingroom</b>	Bedrooms <b>3</b>	Baths <b>1</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>Yes</b>	Utility Room <b>No</b>	Carport <b>No</b>
Appliances <b>Fridge, Stove Dishwasher, Washer, Dryer.</b>			



**Asking Price: \$49,900**

Lot Fee: \$1375.00 / month (Includes Water, Sewer, Garbage)

City Taxes: TBV

Possession Date: NEG

**Additional Information:** Looking for a great investment or a chance to make a home your own? This mobile home with a large addition offers tons of living space and endless potential. Whether you're a first-time buyer, a savvy investor, or looking for a project, this property is full of opportunity. Recent updates include a resealed roof, a newer furnace, and a hot water tank just 2 years old. The layout offers flexibility, and the large addition provides extra room for a second living area, home office, or whatever suits your needs. Enjoy the peace and privacy of no neighbours behind you—just open space and quiet surroundings. With a little TLC, this home can truly shine. Don't miss your chance to create value and build equity!

### Community Information

Address <b>3223 83rd St NW</b>	Manager <b>Jitin</b>	Telephone <b>403-288-6366</b>
-----------------------------------	-------------------------	----------------------------------

Greenwood Village is a community close to all amenities and public transportation. The lot fee includes water, sewer and garbage pick up. The community is very well managed and is beautifully landscaped. It also features a large community center. All of this and more makes Greenwood Village a GREAT community to live in.

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



**Southern Mobile Homes**  
**Marc 403-797-1235**

[www.southernmobilehomes.com](http://www.southernmobilehomes.com)



Let's Make A Deal!

Southern Mobile Homes, Calgary, Alberta Phone: (403) 280-2944 Fax: (403) 590-4446