

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#97, 6724 - 17th Ave SE

Home Information

Year 1978	Make Norfab	Size 14'x68'	Sq. Ft. 1004
Floor Plan Split	Bedrooms 2	Baths 2	Shed Yes (2)
Deck Yes	Addition Yes	Utility Room No	Carport No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



Asking Price: \$150,000

Lot Fee: \$1100.00 / month (Includes Water, Sewer, Garbage)

City Taxes: TBV

Possession Date: Negotiable

Additional Information: This bright and modern home has been extensively updated with care and quality craftsmanship throughout. Exterior improvements include new siding, Tyvek wrap, insulation, newer windows, new front door (2023), membrane roof and eavestroughs (2023), and a new storage shed. The home was relevelled in 2023. Interior highlights feature new drywall, knock-down ceilings, 12mm laminate flooring with advanced vapor barrier underlay, and a covered deck. All plumbing has been upgraded to PEX (2023), with a Rinnai tankless hot water system and a furnace installed in 2020. The stylish kitchen boasts shaker-style cabinets, high-end laminate countertops, a Blanco composite double sink, and upgraded appliances. Enjoy a spacious primary bedroom, large second bedroom, and a luxurious 5-piece bathroom with a soaker tub, double vanity, comfort-height toilet, and water-resistant laminate tile. With thoughtful upgrades and attention to detail throughout, this home is truly one-of-a-kind.

Community Information

Address 6724 17th Ave SE	Manager Richard	Telephone 403-272-4429
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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



Let's Make A Deal!