

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #20 649 Main St N

#### Home Information

Year <b>1978</b>	Make <b>Atco</b>	Size <b>14' x 68'</b>	Sq. Ft. <b>1400</b>
Floor Plan <b>F.Livingroom</b>	Bedrooms <b>2</b>	Baths <b>1</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>Yes</b>	Utility Room <b>No</b>	Garage <b>No</b>
Appliances <b>Fridge, Dishwasher, Washer, Dryer</b>			



### Asking Price: \$159,900

Lot Fee: \$820.00 / month (Includes Water, Sewer, Garbage)

City Taxes: TBV

Possession Date: NEG

**Additional Information:** Step into this beautifully renovated mobile home featuring extensive updates throughout. Enjoy the comfort of newly drywalled interiors, new flooring, and modern light fixtures. The home boasts a complete electrical and plumbing overhaul, along with new framing under the home. A spacious 13.5x31 addition enhances the living area, while new windows and doors, including a secure front door with a triple security lock, ensure peace of mind. The ultra long lasting rubber membrane roof and tiled bathroom shower add durability and style. With all-new subflooring and extra thick foam insulation in the ceiling, this home is energy-efficient and ready for you to move in. Don't miss out on this upgraded gem! It will not last long!

#### Community Information

Address <b>649 Main St N</b>	Manager	Telephone
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Sunridge is a safe and quiet park located just steps from old town Airdrie and minutes from multiple grocery stores, restaurants, and the QE2 highway. There is multiple bus route available just outside the park for ease of transport. Lot rent is \$820 and includes sewer, water and garbage removal.

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



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**Marc 403-280-2944 Let's Make A Deal!**