

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #90, 6724 - 17th Ave SE

#### Home Information

Year <b>1974</b>	Make <b>Noble</b>	Size <b>14'x68'</b>	Sq. Ft. <b>952</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>No</b>	Utility Room <b>No</b>	Carport <b>No</b>
Appliances <b>Fridge, Stove, Washer, Dryer.</b>			



### Asking Price: \$44,900

Lot Fee: \$1295.00 / month (Includes Water, Sewer, Garbage)

City Taxes: TBV

Possession Date: Negotiable

**Additional Information:** Welcome to this well-cared-for mobile home offering comfort, space, and great potential. Inside, you'll find some updated flooring, refreshed cabinets, and a bright, open layout featuring a large living room and spacious kitchen filled with natural light. The functional floor plan makes everyday living easy while leaving room for your own personal touches. Step outside to enjoy a large deck overlooking a big yard perfect for relaxing, entertaining, or future landscaping ideas. Whether you're a first-time buyer searching for an affordable place to call home or an investor/flipper looking to add value with renovations, this property offers plenty of opportunity at an attractive price point.

#### Community Information

Address <b>6724 17th Ave SE</b>	Manager <b>Richard</b>	Telephone <b>403-272-4429</b>
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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 \$1295 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](http://www.southernmobilehomes.com)



Let's Make A Deal!