

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #301, 1101 - 84th St NE

#### Home Information

Year 2005	Make SRI	Size 16' x 76'	Sq. Ft. 1216
Floor Plan Split	Bedrooms 3	Baths 2	Shed No
Deck Yes	Addition No	Utility Room Yes	Carport No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



### Asking Price: \$214,900

Lot Fee: \$630.00/month (Includes Water, Sewer, Garbage)

City Taxes: \$TBV

Possession Date: NEG.

**Additional Information:** Welcome to this well-maintained 2003 16' x 76' mobile home, perfectly situated on a desirable corner lot with only one neighbor beside you for added privacy. This home offers 3 spacious bedrooms, 2 full bathrooms, and plenty of thoughtful updates that make it move-in ready. Step inside to find newer flooring throughout, a bright and open kitchen featuring a skylight, ample counter space, and a breakfast bar option—just add a few stools! There's plenty of room for a dining table, and a separate utility/laundry room adds everyday convenience. Enjoy peace of mind with several recent upgrades, including a newer furnace (4 years old), and newer hot water tank. Outside, you'll love the two freshly stained decks, perfect for entertaining or relaxing outdoors. As a bonus, bus stop and the community center, the property includes a finished shed with power and satellite—ideal for a workshop, studio, or extra storage space.

#### Community Information

Address 1101 84St NE	Manager Olivia	Telephone 403-271-6644
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Chateau Estates is a very well managed manufactured home community. It is located just a few minutes away from a Walmart, Costco, banks, movie theater and many stores and restaurants. The community features and RV compound and a large clubhouse that has a hot tub, weight room, sauna, games room and more! The lot fee ranges from \$615-\$640 and includes water, sewer and garbage removal. Tenants are allowed 2 outdoor pets per home. Dogs can be no taller than 16" when fully grown. This is a great community to call home!

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



Southern Mobile Homes

Marc 403-280-2944

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