

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#43 Burroughs Place NE

Home Information

| | | | |
|--|------------------------|---------------------------|------------------------|
| Year 1989 | Make Regent | Size 16'x76' | Sq. Ft. 1216 |
| Floor Plan Split | Bedrooms 3 | Baths 2 | Shed Yes |
| Deck Yes | Addition Yes | Utility Room No | Carport No |
| Appliances Fridge, Stove, Dishwasher, Washer, Dryer. | | | |



Asking Price: \$206,900

Lot Fee: \$640.00 / month (Includes Garbage Removal, lawn maintenance)

City Taxes: \$TBD

Possession Date: NEG

Additional Information: Welcome home to this well-maintained mobile home featuring a spacious heated addition and a versatile workshop, perfect for your hobbies and projects. Enjoy the bright and airy kitchen with a skylight overhead, while the freshly painted front and rear steps welcome you in. With newer vinyl windows and a roof installed in 2018, this home offers both durability and energy efficiency. Step inside to find new flooring in the master bathroom and addition, ample cabinet space, and refinished countertops. Stay comfortable year-round with central air conditioning and take advantage of the 14' x 18' single car garage for your convenience. Don't miss out on this wonderful opportunity to own a cozy retreat with modern updates!

Community Information

| | | |
|---|-------------------------|----------------------------------|
| Address 3232 Burroughs Manor NE | Manager Cindy | Telephone 403-293-3333 |
|---|-------------------------|----------------------------------|

!Parkridge Estates is a very safe and secure adult only (over 16 years) community that is close to several shopping centers, Peter Lougheed Hospital, public transportation, airport, leisure centers and more. The community is very well managed, landscaped and maintained. The community has a sundowners group (45+), R.V. storage compound (charges apply), and a large recreational center with numerous activities. The lot fee ranges \$630-\$700 per month and includes garbage removal, property maintenance and more. Tenants are allowed 2 pets per home. Dogs can be no taller than 15" at the shoulder when fully grown. With all Parkridge Estates has to offer it is not hard to tell its Calgary's #1 manufactured home community.□

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



Southern Mobile Homes
Marc 403-797-1235
www.southernmobilehomes.com



Let's Make A Deal!