

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

#200, 1101 - 84th St NE

### Home Information

|                                                         |                 |                    |                 |
|---------------------------------------------------------|-----------------|--------------------|-----------------|
| Year<br>1998                                            | Make<br>Winalta | Size<br>16' x 76'  | Sq. Ft.<br>1400 |
| Floor Plan<br>Split                                     | Bedrooms<br>3   | Baths<br>2         | Shed<br>Yes     |
| Deck<br>Yes                                             | Addition<br>Yes | Utility Room<br>No | Carport<br>No   |
| Appliances<br>Fridge, Stove, Dishwasher, Washer, Dryer. |                 |                    |                 |



Asking Price: \$299,900

Lot Fee: \$635.00/month (Includes Water, Sewer, Garbage)

City Taxes: \$1200/Year

Possession Date: NEG.

**Additional Information:** This extensively upgraded mobile home offers a bright, modern interior with quality improvements throughout. Features include new siding, insulated skirting, a 2022 roof, PEX plumbing, central air conditioning, new flooring, drywall, updated lighting and pot lights, plus a large heated addition. The beautifully updated kitchen features quartz countertops and newer appliances, while both bathrooms have been refreshed, including a spacious primary ensuite with a new vanity, toilet, and shower. Outside, enjoy a good-sized deck and a purpose-built 10' x 10' hot tub room. With a newer washer and dryer and upgrades from top to bottom, this is truly one of the brightest and nicest mobile homes you will find.

### Community Information

|                         |                   |                           |
|-------------------------|-------------------|---------------------------|
| Address<br>1101 84St NE | Manager<br>Olivia | Telephone<br>403-271-6644 |
|-------------------------|-------------------|---------------------------|

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 \$630-\$670 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  
403-280-2944

[www.southernmobilehomes.com](http://www.southernmobilehomes.com) Let's Make A Deal!

