

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#28 Burroughs Place NE

Home Information

Year 1986	Make Regent	Size 16'x74'	Sq. Ft. 1300
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: \$164,900

Lot Fee: \$820.00 / month (Includes Garbage Removal, lawn maintenance)

City Taxes: \$488.25

Possession Date: NEG

Additional Information: Welcome to this well-maintained mobile home located in Parkridge Estates, one of the most desirable parks in the city. This home offers a spacious and comfortable layout highlighted by a heated addition featuring a cozy gas fireplace perfect for relaxing or entertaining year-round. The large kitchen provides ample cabinet space, making it ideal for families or anyone who loves to cook. Practical updates include upgraded PEX plumbing, a furnace replaced in 2014, a newer hot water tank, and a new dishwasher. The addition boasts new windows, while the rest of the home features updated (not brand new) windows throughout. A newer roof and low-maintenance vinyl siding add to the home's value and curb appeal. Patio doors lead to a good-sized deck, offering great outdoor living space. This is a fantastic opportunity to own a comfortable home in a sought-after community.

Community Information

Address 3232 Burroughs Manor NE	Manager Cindy	Telephone 403-293-3333
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!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 \$820 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:**



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