

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#272, 6220 17th Ave SE

Home Information

Year 1974	Make Atco	Size 14'x68'	Sq. Ft. 952
Floor Plan Front Livingroom	Bedrooms 2	Baths 1	Shed Yes
Deck Yes	Addition No	Utility Room No	Carport No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



Asking Price: \$38,900

Lot Fee: \$1348 / month (Includes Water, Sewer, Garbage)

City Taxes: TBD

Possession Date: Negotiable

Additional Information: Welcome to this affordable and well-updated mobile home offering great value, generous extras, and plenty of potential. Major improvements have already been completed, including a new metal roof, vinyl windows, updated wall board, newer flooring, and a new portable dishwasher giving you a solid head start on comfortable living. Step outside and enjoy the large deck, perfect for relaxing, entertaining, or summer BBQs. This property also comes fully equipped with an impressive list of bonus items, including a lawnmower, weed eater, snowblower, BBQ, plus rakes, shovels, gardening tools, and more making it ideal for buyers who want convenience and added value. While the home has seen many important updates, it could still use a little TLC, offering a fantastic opportunity to add your own finishing touches and build equity. A great option for first-time buyers, downsizers, or anyone looking for an affordable home with lots of extras included.

Community Information

Address 6220 17th Ave SE	Manager Kayla	Telephone 403-272-3155
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Calgary Village is a great, quiet community to call home, It is located very close to many ammenties on 17th avenue and the newly built East Hills shopping complex that includes Walmart, Costco, a movie theater and many health care options. Elliston Park is only steps away for those who enjoy a nice morning or evening walk around the lake. The lot rent in Calgary Village is \$1348 per month and includes sewer, water, and garbage removal.

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



Southern Mobile Homes
Marc 403-280-2944
www.southernmobilehomes.com



Let's Make A Deal!