

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #1, 6724 - 17th Ave SE

#### Home Information

Year <b>1995</b>	Make	Size <b>16'x52'</b>	Sq. Ft. <b>832</b>
Floor Plan <b>Split</b>	Bedrooms <b>2</b>	Baths <b>1</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>No</b>	Utility Room <b>No</b>	Carport <b>No</b>
Appliances <b>Fridge, Stove, Dishwasher, Washer, Dryer</b>			



### Asking Price: \$110,000

Lot Fee: \$750.00 / month (Includes Water, Sewer, Garbage)

City Taxes: TBV

Possession Date: Negotiable

**Additional Information:** This lovely home on a large corner lot has had no expenses spared with this long list of updates. This bright home features newer windows, new exterior and interior/exterior doors, new plumbing, new vinyl blinds, and new light fixtures. It also features a bathroom that has been completely updated from the studs out. It has a good sized kitchen that features newer appliances and new backsplash. Outside, it has a new roof, new skirting, new siding, and new heat tape. Don't miss out on this beautifully updated home.

#### Community Information

Address <b>6724 17th Ave SE</b>	Manager <b>Sherry</b>	Telephone <b>403-272-4429</b>
------------------------------------	--------------------------	----------------------------------

Mountview Mobile Home Park is located less than 5 minutes from Walmart, Costco, banks, movie theater and many stores and restaurants. It is close to public transportation and across the street is beautiful Elliston Park. Mountview has both a family section as well as an 'adult only' section. The park is well managed and maintained. The lot fee is \$750 per month and it includes water, sewer and garbage removal. Tenants are permitted one pet per home. Mountview is quiet and safe.

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



**Southern Mobile Homes**  
**Marc 403-280-2944**

[www.southernmobilehomes.com](http://www.southernmobilehomes.com)



**Let's Make A Deal!**