



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

169, 6724 17 Avenue SE
Calgary, Alberta

MLS # A2318754



\$94,900

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,260 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: N/A

Welcome to 169 6724 17 Ave SE. Built in 1990, this very well designed and well maintained 1260 sq.ft. family home, has a bright open floor plan with vaulted ceilings, 3-Bedrooms, 2 full bathrooms, includes the (4pc) ensuite off primary bedroom plus a second full bathroom, laundry room, with water softener and reverse osmosis INCLUDED. Large living room and kitchen with a beautiful skylight offering an abundance of light, plenty of cupboards, counter space and storage. Vinyl windows, 2x6 walls, well insulated for lower utility costs. Large yard with lots of sun (for the gardener in you), covered deck also offers shade (with 2 skylights). Mountview is a clean MHP, lot fee includes water, sewer, trash pick-up, park maintenance. New hot water tank 2023 (electric), laminate flooring (2016) new shingles 2016, new washer & dryer(2014), furnace (2021) (checked by ATCO 2025), levelled and new skirting 2020. Great location close to Eliston Park, bus rapid transit to downtown Calgary, Stoney Trail ring road, East Hills shopping centre with Costco, Walmart, Cineplex Cinema, all amenities. Two parking stalls and lots of street parking very close. Quick possession available, well priced to sell, call today to view.