



GRASSROOTS
REALTY GROUP

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300, 3223 83 Street NW
Calgary, Alberta

MLS # A2319081



\$93,600

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,089 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

WAIT A MINUTE !!!! This 1089 sqft 2001 mobile home has 3 bedrooms 2 full bathrooms, large living room, spacious kitchen and dining room this unit is just waiting for you ! Starting with the exterior, has vinyl siding, well insulated to keep down heating and cooling costs, vinyl windows, shed around the back for storage. A few steps up to the porch, (has a gate to unload groceries), front entry into the home. Bright Lighting lighting throughout with ceiling fan in living room. The kitchen is truly a cooks dream kitchen with functional appliances (well maintained) and tons of cabinets & counterspace. Fridge, Stove, Dishwasher, Range Hood Fan. Living room has big windows letting in the natural light. The primary bedroom is big & can easily accommodate a king size bed, walk up closet , 4 pc en suite bathroom has tub, vanity with sink , toilet and water resistant floor. The second (of 3) bedroom is huge and can easily fit queen size bed & has walk up closet. The third bedroom is conveniently located at the front of this unit an be used as a bedroom or an office space. Tandem front parking fits a truck and good sized SUV. Big yard and in back is shed for all your storage needs. RV parking on site for a nominal fee. The Lot Lease Rate of \$1375.00/ month includes water, sewer, snow & garbage removal, common area maintenance and onsite management & recycling, access to the clubhouse. Greenwood Mobile home park has easy access to shopping, parks, schools, bus routes in the park. A short distance away from Stoney Trail.. START PACKING !!