



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3218 Burroughs Manor NE
Calgary, Alberta

MLS # A2328136



\$115,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,144 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Outside, Parking Pad, Plug-In, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Aluminum Siding
Foundation:	Piling(s)
Features:	Vaulted Ceiling(s)

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

Inclusions: Portable air conditioner, tools in the garden shed

Priced for quick sale this 3 bed 2 bath mobile home is looking for new owners that can see its potential. Located in Parkridge Estates, a well-managed adult (16+) mobile home community, there's a chance to build equity as you make this home yours. The primary bedroom has plenty of room for larger furniture and features a large ensuite with deep soaker tub. There are two bedrooms at the other end of the home with another 4 piece bath. The kitchen offers lots of cupboard space including a built in china cabinet. The breakfast bar is a nice place for quick meals but the kitchen also has room for a dining table. The stand out feature of this home is the large covered deck giving you good space to enjoy the outdoors. This home needs cosmetic updates but it has been well maintained over the years. Newer furnace, most polyb was replaced, roof approx 3 years old. Lot fee is \$860/month which includes landscaping, snow removal, waste and recycling services. Pet restrictions are 2 pets per home, dogs must be less than 15 inches tall at the shoulder. Parkridge Estates has an active community association (\$25/year) with many regular events for residents such as weekly pub night, coffee meetings and jam sessions.