

100, 99 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2163861



**\$189,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Block, Piling(s)	<b>Utilities:</b>	Natural Gas Connected, Garbage Collection, High Sp
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Shed

Pride of ownership is very evident in this Home This modular home is 24 x 36 with Kitchen , Large Living Room , 2 bedrooms and 4 pc bathroom, Laundry off the kitchen. Master bedroom has been converted from 2 bedrooms to one very large and comfy Master Bedroom with his and hers closets. 2 covered deck entrances. Comes with a mobile Air conditioner Covered deck, Very large backyard. Shed is 10 x 10 A must to see. Windows were upgraded in 2018, New 50 gallon hot water tank in 2020 This mobile home park is situated in Watergrove Mobile home park in Arbour lake. This park is a 45+ park. Small dogs are allowed with approval of the Park Management. The monthly lot rent of \$850 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail..