

85, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2171368



**\$49,500**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	432 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, See Remarks		

**Inclusions:** Two exterior sheds , electric lawn mower

Brand new furnace just installed along with additional updates , Smaller trailer with living room with corner electric fireplace , bow window. And sliding doors onto your deck. There a full complimentary of a kitchen with gas stove and eating area. Full 4 pc bathroom with stackable washer and dryer. Master with built ins. Theres two rooms that could be used for bedrooms adjoining the main unit. One would have to plumb heat or use space heaters , these are not included in RMS. Theres a nice side yard that is grassed and two metal sheds , Portable air-conditioned included , some gardening tools and there's three ceiling fans in the house