

**169, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2190995



\$204,900

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,128 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home		

Inclusions: Shed, Blinds

Immediate Possession possible. 1128 sq foot(16' x 74') Mobile home. with 3 bedroom, 2 bathroom home in the Watergrove Mobile Home Park. Has Covered Carport . Large lot with a covered deck and 8 x 10 shed at rear. Move in property that boasts three good size bedrooms, two full bathrooms, a large living room area with open concept kitchen that has plenty of space for family and guests with a Kitchen Island and two Fridges. A double pull-out shelves Pantry. Front opening Washer and Dryer. The kitchen cabinets were all installed in 2012, and extra storage/pantry cupboards were added. Kitchen Cabinets an island were installed in 2012. The home has an upgraded Furnace and Central Air which was installed 2012. Both bathrooms were upgraded in 2012. All poly B piping was replaced in 2018. A large covered patio with an installed BBQ hookup gas line. The 40 gallon electric hot water tank new in 2016. All the Interior was painted in Oct 2024. Watergrove Mobile Home Park is a 45+ community. This community offers a seasonal outdoor Heated Pool, Clubhouse with Hot Tub, Library, Games Room, Exercise Room, Party Room, Washrooms with showers . Close to Crowfoot Crossing. Monthly pad rental fees are \$835 until May 1st and will then increase to \$870.00 per month. OPEN HOUSE SAT FEB 1 ,2025. 2 PM TO 4 PM