

118, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2197009



**\$228,500**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** shed

PRIDE OF OWNERSHIP!! MOVE IN AND DO NOTHING!! New heat tape and insulation in 2022. New furnace 2022, New central air conditioner 2022, new hot water tank 2023, new refrigerator 2024, new stove 2020, new dishwasher, 2020, new microwave 2020. Walking in you are welcomed by a fully drywalled home throughout. The tasteful flooring flows through the home and leads you to the open concept floor plan with vaulted ceilings. The kitchen is bright with skylights and features lots of cupboard and counter space, pantry, and stainless appliances. The updated back splash, cupboards and counter top colors will not disappoint. there is also a great size dining area. the living room will fit a sectional and features a lovely bright window. On one end of the home is your laundry area with door to your back yard and is conveniently located next to your primary bedroom. This bedroom will not disappoint with a large walk in closet and a full 4 piece ensuite!! The other side of the home has 2 generous junior rooms and another full 4 piece bathroom. The yard is immaculate with lush grass where you can enjoy your south deck on the summer nights. There is a storage shed for all your gardening needs. this home is located close to shopping, schools, and you can also enjoy Elliston Park and all it has to offer including the firework show! This home can also be moved off of the lot with the proper 2 months notice to the park and move it to the property of your dreams.