



GRASSROOTS
REALTY GROUP

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71, 3223 83 Street NW
Calgary, Alberta

MLS # A2245921



\$99,800

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,139 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle, Metal

Basement: -

Exterior: -

Foundation: See Remarks

Features: No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: none

Back on market as the buyer failed to complete their two conditions. If you're searching for a place to truly call your own, look no further! This well-maintained, spacious mobile home has been lovingly cared for by its second owners. Along with the generous space inside the 14' x 64' home, you'll enjoy a finished and heated 9'x 26' bedroom addition, two large sheds(15'9" X 11'3"), a huge covered deck (26'6" X 9'9) "with both stairs and ramp access and ample parking, plus your own private yard space. The home features 3 bedrooms, a 4-piece bathroom, a remodelled kitchen, and full wheelchair accessibility with wider hallways, doors, and ramps. When you enter the south end of the park, keep right (East) and follow Aspen Way all the way to the north and turn left onto Alder Way. #71 is on your right.