



**3039 Burroughs Manor NE
Calgary, Alberta**

MLS # A2153702



\$199,900

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,163 sq.ft.	Age:	1987 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Electric fireplace, china hutch, white shelves in bedroom, electric lawnmower and weed eater, garden shed

OPEN HOUSE Saturday, August 3 1:00 pm to 3:00 pm Lovely, updated mobile home in the adult (16+) community of Parkridge Estates. The layout of this home isn't the typical mobile home. The main entrance brings you into the kitchen with newer cabinets. The dining area has a china hutch and room for a dining table. Off the kitchen, is a large sunken living room with electric fireplace and built in bookcases. Beautiful hardwood flooring throughout the home, fresh paint and wainscot walls add a sense of style to the home. Down the hall are two bedrooms and a 4 piece bath. At the other end of the home is a large primary bedroom with 4 piece ensuite. Both bathrooms have been updated with newer fixtures and the two linen towers in the ensuite are a nice addition. You'll appreciate the central air conditioning on hot summer days. Outside there is a good size deck with room for a bbq and small table. Behind the home is a large shed and there is another small storage space built on the side of the home. This home is ideally located with no neighbour on one side and a large green space behind. Plumbing lines have all been changed to pex, new heat tape on water and sewer lines, HW tank only 3 years old. Lot fee is \$810/month which includes landscaping, snow removal, waste and recycling. Two pets allowed per home and dogs must be less than 15" at the shoulder when fully grown. Parkridge Estates has an active community association (\$25/year fee) with activities that include weekly jam sessions, cribbage, coffee meetings, craft circle, golf and pub nights.