



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**194, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2190079



\$170,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	910 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Front Drive, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: none

Mobile Home (14 x 65) in the Watergrove Mobile Home Park. on a corner lot, Home has been well maintained, 2 bedrooms, 1 - 4 pc bathroom, Kitchen and Living Room with Electric Fireplace, Laundry Room off Bathroom , Covered Carport with Covered Deck (21, x 8) Shed (10 x 12) at the rear that is finished inside., Good size yard This mobile home park is situated in Watergrove Mobile Home Park in Arbour lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$860 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail.