



GRASSROOTS
REALTY GROUP

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74, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2199988



\$140,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,379 sq.ft.	Age:	1984 (41 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	None	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

OPEN HOUSE: Saturday, Mar. 8th, 1:00 - 3:00. This lovely home can be a 1 bedroom, 2 bedroom or 3 bedroom - easily converted into whatever you wish. The extensive public areas include a living room, a family room plus a separate dining room. Need more bedrooms? Any of these areas could be made into another bedroom with an afternoon's work. The has been extensively renovated: new carpeting and underlay in the living room, bedroom and family room; attractive vinyl flooring in most of the home; a fully updated bathroom, new light fixtures throughout, fresh paint plus vinyl windows and stylish blinds within the last couple of years. The large kitchen includes fridge, glass top stove, dishwasher plus an island with a raised eating bar. You will be impressed with the number of drawers and extra storage / pantry. The exterior is maintenance free vinyl siding plus metal soffits, fascia and gutters. The private side yard has a covered porch plus a separate, gazebo style barbeque area. A new, Siena wood fence plus a vinyl side fence provides definition and privacy for outdoor relaxation. In addition to the abundant storage inside, there are 2 older sheds in the yard. Satisfy your curiosity. Call your favourite REALTOR to book a viewing today. This comfortable, air conditioned home has everything you need.