

**125, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2282863



\$165,000

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|------------------|---|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,121 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Close to Clubhouse | | |

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|--------------------|-------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | Piling(s) | Utilities: | Cable, Electricity, Natural Gas, Natural Gas Connected |
| Features: | - | | |

Inclusions: NONE

Regent Mobile Home (16 x 70) in the Watergrove Mobile Home Park. in a quiet Cul d Sac. Home has been well maintained. This home is move in ready. 3 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom, ensuite includes a jetted soaker tub. Large Kitchen. Comes with Stove , Fridge, Dishwasher, Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. Comes with upgraded blinds and all window coverings. Laminate flooring . Covered Carport , Shed (10 x 9.6) at the rear . Good size yard backing onto green space. Close to the Park facilities. This mobile home 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 \$855 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Realtor lives in the Park so easy to show