



## 9090 24 Street Calgary Alberta

\$198,500

Situated within the well managed SOUTHHILL MOBILE HOME PARK, a city-owned community lies just east of Riverbend. Set along 24th Street, this property enjoys easy access to public transportation with a bus stop at the entrance and the proposed LRT close by, presenting an ideal opportunity for those seeking affordability without compromising the joy of owning a home and yard. Peace of mind is yours as this home has newer windows, new underside insulation, recently levelled, new shingles & siding and much more. Encompassing 963 square feet, this mobile home showcases an inviting open floor plan featuring a generously proportioned living room, with an open eat-in kitchen, two bedrooms, a well-appointed 3-piece main bathroom, a convenient 2-piece ensuite bathroom, and a designated laundry area with brand new machines. Convenience is at your doorstep with private 2-car parking provided on your parking pad, just steps away from the entrance. Mature landscaping adds a touch of privacy to the side yard that includes a large deck and loads of storage with 3 outdoor sheds. Included within the land lease fee of \$525 per month are water, sewer, and garbage services, ensuring hassle-free living. Approval from the park management is required for occupancy, ensuring a well-maintained and harmonious living environment. Contact your trusted real estate agent today to schedule a private tour and discover the potential this property holds for you. (id:6769)

Other 11.33 Ft x 13.25 Ft

Living room 16.00 Ft x 13.25 Ft

Primary Bedroom 11.25 Ft x 10.17 Ft

2pc Bathroom 6.17 Ft x 4.50 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Bedroom 8.17 Ft x 9.00 Ft

Laundry room 5.33 Ft x 7.50 Ft

Foyer 8.17 Ft x 8.83 Ft

Listing Presented By:



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See

**Mirror**

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