



## 3133 Burroughs Manor Calgary Alberta

\$198,000

This lovely 3 bedroom/2 bath mobile home has been updated with fresh paint throughout, new baseboards & casings and new light fixtures. The living room has a vaulted ceiling and a unique railing feature opening it to the dining room. The dining room features a glass display cabinet and walk in pantry off the kitchen. The kitchen has newer cabinets (installed 2016) as well as new fridge and stove. Down the hall from the kitchen is a den and a nice sized bedroom. The bathroom at this end of the home was upgraded in 2016 with new flooring, tub, vanity and toilet. The hall laundry is a new European style washer/dryer combo unit providing good energy efficiency. There is a second door at this end of the home that leads to a new south facing deck. At the other end of the home are two more bedrooms; the large primary bedroom and a smaller second bedroom. The bathroom has a cheater door from the primary bedroom as well as another door from the hallway. A bright 10' x 24' addition insulated and drywalled provides an extra sitting room or office. The addition isn't tied into the central heating so it's not included in the square footage. Those with limited mobility will appreciate the new exterior porch lift to aid in entering the home. There is a small threshold ramp leading from the addition to the home when entering as well. Hot water tank is brand new and the plumbing has been updated. Furnace is original but has been recently serviced. Situated on a conveniently located lot near the entrance of the community, this home offers practical living space and accessibility. A 4' x 8' storage shed is also included. Lot fee is \$820/month which includes landscaping, snow removal, waste and recycling. Parkridge Estates is an adult (16+) community with an active community association. Pet restrictions are two pets per home; dogs must be less than 15 inches tall at the shoulder whe...

Living room 15.42 Ft x 15.33 Ft

Kitchen 14.83 Ft x 6.33 Ft

Dining room 9.00 Ft x 10.33 Ft

Primary Bedroom 13.25 Ft x 10.00 Ft

Bedroom 11.08 Ft x 10.75 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Bedroom 11.58 Ft x 9.83 Ft

Den 9.83 Ft x 9.17 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Sunroom 23.33 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

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