



## 6220 17 Avenue Calgary Alberta

\$196,900

Affordable living plus home ownership at its best! No shared walls! No one living above or below you! No Special Assessments! Extra space! Your own private yard for kids and pets! Grow a garden! Guests are allowed! Community amenities included! This incredible home has so many more benefits than living in a condo or rental. This brand new manufactured home (16' x 68') by Triple M in Lethbridge, is a great lifestyle for anyone that wants more than most condos can offer and at a cost that is comparable to renting. 3 bedrooms and 2 bathrooms in 1,062 square feet are on 1 level. The large primary suite has a walk-in closet and 4 piece ensuite bath. New, stainless steel appliances and vinyl plank flooring in the open concept kitchen, dining and living room. 2 more bedrooms for kids, guests or hobbies. Additional 4 piece bath plus separate laundry room included. Outside is a fenced yard with a huge deck waiting for your summer afternoon barbeques. A 2 car parking pad is included on your own lot. No "assigned" parking here. There is more. The clubhouse (2 minute walk away) includes a fitness room, games room with pool table, community kitchen and lounging area. This is a family friendly and pet friendly park with a kids playground, picnic tables and common barbeques. Come, be part of a community again! GST must be added to the purchase price, but the buyer is eligible to collect the GST rebate from CRA. (id:6769)

Living room 14.50 Ft x 12.08 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Primary Bedroom 14.50 Ft x 11.50 Ft

Bedroom 9.42 Ft x 8.92 Ft

Bedroom 12.08 Ft x 14.50 Ft

Breakfast 7.83 Ft x 4.42 Ft

4pc Bathroom 9.00 Ft x 4.50 Ft

Listing Presented By:



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