

**MOBILE****1551 Jubilee WD****ACTIVE****LP: \$164,900**

**Area:** Sherwood Park  
**Community:** Jubilee Landing  
**Mobile Hm Park:** Jubilee M.H. Park  
**Style:** Single Wide Mobile Home  
**Make/Model:** Ridgewood 130  
**Serial #:** WIN1672-94-5066  
**Linc #:** M222209728  
**Owner Interest:** Private

**Listing ID#:** E4081256  
**Postal Code:** T8H 1V2  
**Zone:** Zone 25  
**Year Built:** 1994  
**CSA #:** 25333  
**Lease Rate:** 615  
**Exclusion:** N  
**Restrictions:** AGE  
**SRR:** N **Disc:**



For showings, please call Team Oosterveld 9 - 12 pm @ 587-269-3333 (LANDLINE - NO TEXTING). After 12pm and weekends text Colin Clowater 780-218-2657. Keybox is located on the door inside the solarium.

Welcome to this substantially upgrade single wide mobile home in the 50+ neighbourhood of Jubilee Landing. Here you will find this well cared for 1374 sqft mobile home with 3 bedrooms and 2 bathrooms. The floor plan is ideal with a huge master bedroom with 3 pc bathroom and a walk in closet. Two more bedrooms and a 4pc bathroom. The centrally located living room opens up into the recently re-done kitchen with new counter tops, backsplash and stainless steel appliances (2016). The den at the far end features a corner gas fireplace. Outside you have a huge solarium great for those summer nights, multiple gardens with strawberry and tomato plants. The heated detached double garage is 24x24 with a power door. Other notable upgrades include a new furnace and A/C (2016), hot water tank (2012), new shingles (2012) and a full paved driveway with a garden shed. This place is a must see!

|                      | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | Flr Area (M/SF):     | 127.64 | 1,373.92 | Living Room:        | M |
|----------------------|-----|-----|-----|-----|-----|-----|----------------------|--------|----------|---------------------|---|
| <b>Baths:</b>        | 0   | 0   | 0   | 1   | 0   | 0   | <b>Master Bedrm:</b> |        | M        | <b>Dining Room:</b> |   |
| <b>Ensuite Bath:</b> |     | 0   | 1   | 0   | 0   | 0   | <b>Bedroom 2:</b>    |        | M        | <b>Kitchen:</b>     | M |
| <b>Total Bdrms:</b>  | 3   |     |     |     |     |     | <b>Bedroom 3:</b>    |        | M        | <b>Family Room:</b> |   |
| <b>Add Rooms:</b>    | 0   |     |     |     |     |     | <b>Bedroom 4:</b>    |        |          | <b>Den:</b>         |   |
| <b>Other Rooms:</b>  |     |     |     |     |     |     |                      |        |          |                     |   |

**Fireplace:**  
**Heating Type:** Forced Air-1  
**Construction:** Modular  
**Features:** Air Conditioner, Exterior Walls- 2"x6", Front Porch, See Remarks

**Fireplace Type:**  
**Foundation:** Block  
**Flooring:** Carpet, Laminate Flooring, Linoleum  
**Roof Type:** Asphalt Shingles  
**Exterior:** Vinyl  
**Parking:** Double Garage Detached, Over Sized, RV Parking

**Goods Incl:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Front Exposure:** Southwest  
**Tax Amount:** 1,100.68 **Tax Year:** 2017

**Site Infl:** Fruit Trees/Shrubs, Low Maintenance Landscape, Schools, Shopping Nearby, Vegetable Garden

**Goods Exclud:**  
**Warranty:**  
**HOA:**

**Brochure:**  
**Virtual Tour:**  
**Directions:**

**Seller Name:** Michael Young, Phyllis Young  
**Appt Name:** Colin  
**List Agent:** Colin M Clowater - Ph: 780-218-2657  
**Agent Email:** Colin@teamoosterveld.com  
**List Firm:** RE/MAX Elite - Off#: 780-464-4100  
**List Agent 2:** Ben S Oosterveld - Ph: 587-269-3333  
**List Firm 2:** RE/MAX Elite - Off#: 780-464-4100

**Appointment:** Must Confirm Appointment  
**Appt Phone:** 780-218-2657  
**Listing Date:** 9/8/2017  
**Agent URL:** http://www.teamoosterveld.com  
**Occupancy:** Seller  
**Possession:** **Possession Days:** 30 **DOM:** 3  
**Commission:** 3.5/1.5 **Possession Notes:** Neg

**Pending Date:** **Sold Date:** **Adjustmnt Date:** **Input Date:** 9/8/2017 5:27 PM  
**Sold Price:** **Expiry Date:** 12/8/2017

**Seller Agent:** **Seller Agent 2:**  
**Seller Firm:** **Seller Firm 2:**

09/11/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0