



**GRASSROOTS**  
REALTY GROUP

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**13 Westwood Court  
Innisfail, Alberta**

**MLS # A2249055**



**\$55,000**

<b>Division:</b>	Westwood		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Gazebo in back yard

**Move-In Ready 3-Bedroom Mobile Home with Fenced Yard & Great Location** This well-kept, smoke-free, pet-free mobile home offers 3 comfortable bedrooms and 1 full bathroom in a bright, easy-to-maintain layout with no carpet throughout. Shingles were replaced 6-7 years ago, Hot Water Tank 2022, Furnace 2021. Ducts and Furnace were cleaned first week of August 2025. The fenced backyard is a private retreat, complete with large mature trees for shade and three garden sheds for extra storage, one of which has lights. Located in a friendly neighborhood, you'll be just steps away from walking paths, schools, the arena, curling rink, restaurants, and even a local craft brewery. Whether you're starting out, downsizing, or looking for a low-maintenance home in a convenient location, this property is ready for you to move right in.