



**GRASSROOTS**  
REALTY GROUP

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**117 Westwood Court  
Innisfail, Alberta**

**MLS # A2256340**



**\$148,000**

<b>Division:</b>	Westwood		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 2 sheds - 10x14 insulated and heated workshop with 220 power, plus a 10x12 dry shed for extra storage

Visit REALTOR® website for additional information. This beautifully renovated 3 bed, 2 bath manufactured home in Innisfail offers a bright, functional layout with skylights, a cozy sunroom, a spacious deck, and a landscaped yard. Step inside the living room showcasing a striking feature wall & vinyl plank flooring, adding both warmth and elegance throughout. The kitchen has been beautifully updated with an abundance of stylish two-tone cabinetry, a large island, bright skylight, walk-in pantry, gas stove, and stainless appliances. The spacious primary suite offers a luxurious 4-piece ensuite with a jetted tub and walk-in closet. Two additional bedrooms and a modern 3-piece bath provide plenty of space for family or guests. For everyday ease, laundry is included. Enjoy time in the 3-season sunroom—heated with an electric unit—perfect for relaxation. From both the front and back doors, you’ll find a massive deck designed for entertaining, barbecuing, or simply unwinding. There’s ample room for flowers, water features, and hanging baskets, plus a convenient crank-out awning that creates a shaded retreat at the touch of a handle. Outside, the property has some vinyl fencing and a roof that’s only a few years old. Two sheds complete the yard: a 10x14 insulated and heated workshop with 220 power, plus a 10x12 dry shed for extra storage. Lot fees are just \$705/month and include trash removal and park maintenance. Don’t miss this great opportunity to own an affordable, spacious home with plenty of updates and charm!