



GRASSROOTS
REALTY GROUP

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84, 2715 Westside Drive W
Lethbridge, Alberta

MLS # A2271570



\$159,900

Division:	West Side Trailer Court		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,038 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame, Wood Siding

Foundation: Piling(s)

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: N/A

Welcome to this beautifully updated and move-in ready mobile home located in the peaceful and affordable Westside Trail Court. Originally built in 1990 and moved into the park in 2021, this home has been extensively upgraded for comfort, efficiency, and worry-free living. Enjoy new plumbing, spray-foam insulation, an insulated skirt, new blocking, new roof, new windows, and new flooring throughout—providing the feel of a modern home with exceptional value. Offering a surprisingly spacious layout, the home features 3 bedrooms, 2 bathrooms, and a dedicated office, making it ideal for families, remote work, or anyone craving extra room. The quiet community sits on the outskirts of town, giving you a relaxed lifestyle with quick access to amenities. Mobile living offers unbeatable affordability, lower maintenance, and an efficient footprint—perfect for first-time buyers, downsizers, or anyone seeking cost-effective living without sacrificing comfort. Outside, the lot includes a new 16' x 22' single-car garage that's extra tall for enhanced storage and workspace. With overhead doors at both the front and back, it's incredibly convenient for parking, projects, and easy access. This is a fantastic opportunity to own a fully updated, spacious, and affordable home in a quiet, welcoming community. Come see the value for yourself!