



**27 Westover Crescent W  
Claresholm, Alberta**

**MLS # A2272835**



**\$239,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot, See Remarks, Yard Drainage		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Dishwasher, Microwave, Range Hood, refrigerator, stove, washer/dryer, blinds and rods, LED fans/light fixtures, all attached security components, 2 moveable sheds, air conditioner, nest thermostat, 2 nest smoke detectors, 1 ring doorbell

Welcome to this meticulously cared for & “Move-in ready Mobile home!” It has 3 bedrooms, which includes your huge primary retreat with 4 piece ensuite with oversized soaker tub! Another 4 piece guest washroom is at the other end for convenience and privacy. This is not a mobile park and it’s in a safe, peaceful, friendly neighborhood. You own the land, so there are no monthly park fees! The town has approved a permit for a garage roughly 14x30 should you wish to apply, it is possible to finish this property off to a tee!. This home offers numerous updates including furnace (2014), half roof (2014), AC installed brand new (2015), eavestroughs and downspouts (2025) and a new living room window (2025), and to top it off it now has been updated with fresh paint (main rooms) and brand new carpet and vinyl plank in primary room. A sump was installed under the lined underbelly to keep groundwater away. Enjoy a zero-maintenance yard, two decks, and two moveable storage sheds. The home has been well cared for and has all updated LED light fixtures, and the extra specialized insulated underbelly worth \$5000. All you need to do is get packing! Close to walking paths, schools, and all the amenities you need! This home is vacant and ready for a quick possession! -schedule a showing with your favorite REALTOR® today!