



GRASSROOTS
REALTY GROUP

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**27 Westover Crescent W
Claresholm, Alberta**

MLS # A2272835



\$269,000

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

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

Move-in ready 3-bedroom, 2-bath home in a quiet, friendly Claresholm neighborhood. You own the land, so there are no monthly park fees. This home offers numerous updates including a dishwasher (2014), furnace (2014), half roof (2014), hot water tank (2015), AC installed brand new (2015), eavestroughs and downspouts (2025) and a new living room window (2025). 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 lighting, newer flooring and don't forget the AIR CONDITIONING for the hot summer days and the extra specialized insulated underbelly! (\$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!