



GRASSROOTS
REALTY GROUP

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**53, 2715 Westside Drive W
Lethbridge, Alberta**

MLS # A2278296



\$159,900

Division:	West Side Trailer Court		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,251 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, water filtration system, 2 sheds

This bright and spacious 1,251 sq/ft mobile home offers exceptional value and comfort in a convenient location close to schools, shopping, restaurants, and other everyday amenities. Inside, you'll find a refreshed kitchen featuring newer appliances, a functional kitchen island, and an open layout that flows into a large, welcoming living room. With 5 bedrooms and 2 bathrooms, including a handy 2-piece ensuite, the home provides plenty of room for families, guests, or flexible use of space. The property shows very well, reflecting the many thoughtful upgrades completed over the years—newer windows, updated flooring, Hardie board siding, refreshed bathrooms, updated shingles, and a 2022 furnace for peace of mind. Outside, the private fenced yard offers ample gardening space along with two large sheds for storage or hobbies. An affordable pad rental of approximately \$420 per month adds to the appeal, making this a fantastic opportunity for anyone seeking comfort, affordability, and a move-in-ready home.