



GRASSROOTS
REALTY GROUP

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50, 2715 Westside Drive W
Lethbridge, Alberta

MLS # A2280398



\$99,900

| | | | |
|-----------|---------------------------|--------|-------------------|
| Division: | West Side Trailer Court | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 840 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-------------------------|------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

Affordable and comfortable living in West Lethbridge! Located within city limits in the well-maintained Westside Trailer Park, this older mobile home has been lovingly cared for and remains in good repair. The park is clean and quiet, with lot fees that include snow removal, water, sewer, and waste disposal. Major components such as the furnace, hot water tank, and roof are all in good condition. The home features a covered porch, a south-facing non-insulated addition, and a large rear shed with an automatic overhead door. A great opportunity to purchase outright and enjoy mortgage-free living with low monthly costs and property taxes, or finance with minimal payments. Ideal for retirees, first-time buyers, or anyone looking to avoid being house-poor while staying in the city.