



**123 Dalhousie Court W
Lethbridge, Alberta**

MLS # A2288855



\$259,900

Division:	Varsity Village		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,150 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Level		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Perimeter Wall, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Recessed Lighting		

Inclusions: Wood bench

Conveniently located on a quiet circular street, affordable double-wide mobile home on its own lot, ready to move in – everything works! This bright 3-bedroom, 2 full bathroom, single storey bungalow with washer, dryer, fridge, and dishwasher all replaced in 2024. Includes all new window coverings, some new paint and is squeaky clean throughout. Outside there are 2 decks, paved driveway, concrete parking pad off the alley and partially fenced backyard with an "x10" storage shed. It is fenced off from back alley and on the sides of yard. Only a 3-minute drive to Whoop Up Drive, 12-minute walk to the University and an easy walk to Nicholas Sheran pool, arena, park and elementary school. Just a 2-minute walk to a bus stop. Mature, beautiful deciduous trees in front and in the backyard provide shade and extra privacy in summer. Quick possession possible. Call your REALTOR® and come have a look - you’ll be pleasantly surprised!