



**64, 2715 Westside Drive W
Lethbridge, Alberta**

MLS # A2297465



\$168,500

Division:	West Lethbridge Employment Centre - Industrial		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,137 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Front Drive, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Dishwasher, Electric Range, Refrigerator, Washer, Dryer, Shed

Nicely updated and move-in ready, this 3-bedroom, 1.5-bath mobile home offers 1,137 sq. ft. of comfortable living space with a bright living room, spacious kitchen, and practical layout. Important upgrades have already been taken care of, including a new furnace (2017), PVC waterlines (2020), new vinyl siding and plywood skirting (2021), new roof (2022), and a new deck (2023). The appliances and flooring throughout have also been updated, adding to the home's appeal. An excellent option for buyers seeking affordable ownership with big-ticket improvements already done. No age restrictions at this park, dogs will need park approval though, and the lot fee is \$420 per month, which includes garbage pickup and recycling, water and sewer. Contact your favourite REALTOR today!