



**1 Westridge Park**  
**Rural Newell, County of, Alberta**

**MLS # A2302551**



**\$129,900**

<b>Division:</b>	Westridge park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage door opener and remote, shed, propane tank

Affordable and very well-maintained property perfectly situated just outside of Brooks at Westridge Park, offering the ideal balance of quiet living with convenient access to town amenities. This 1,152 sq ft modular home, built in 1990, features a functional and family-friendly layout with 3 bedrooms and 2 bathrooms, providing a comfortable space. The home offers a bright and open living area, a practical kitchen with ample cabinetry, and a primary bedroom complete with its own private ensuite and walk-in closet. Two additional bedrooms and a second full bathroom make it ideal for families, guests, or a home office setup. Open kitchen, feature plenty of cabinetry and countertops. Situated on a large mature corner lot, showing off an abundance of trees and providing added privacy and outdoor space rarely found in similar settings. This could be the best lot in Westridge. The 16' x 20' detached garage is perfect for parking, storage, or a workshop, adding excellent value and versatility. Affordable home with space, functionality, and a peaceful location just minutes from Brooks, this property is well worth a look.