



**18, 1410 43 Street S
Lethbridge, Alberta**

MLS # A2176040

\$159,900



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|------------------|---------------------------|---------------|---|
| Division: | Redwood | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Single Wide Mobile Home | | |
| Size: | 1,038 sq.ft. | Age: | - |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

| | | | |
|--------------------|--------------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Storage Shed, A/C, Wine Fridge, Microwave

This previously updated 1,038-square-foot modular home has been meticulously cared for by its current owner and is ready for its fortunate new occupants! It offers two bedrooms, a four-piece ensuite bathroom, and an extra three-piece bathroom. Residents can enjoy their morning coffee on the deck or patio while soaking in the delightful southwest sunlight. The property is ideally located within walking distance of Henderson Lake, the golf course, Bullys/Rocky Mountain Turf Club, and the Agri-Food Hub/Trade Centre.