



**33, 2715 Westside Drive W
Lethbridge, Alberta**

MLS # A2182408



\$201,111

Division:	West Lethbridge Employment Centre - Industrial		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,625 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	8.79 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	Garbage Collection, Water Paid For
Features:	See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer/dryer, workbenches, window coverings, hot tub (needs pump), garage heater- All inclusions are in as-is condition

Welcome to #33, 2715 Westside Drive W, a spacious double-wide mobile home offering 1,625 square feet of comfortable living space in a peaceful community. This home features three bedrooms and three bathrooms, ideal for families or those seeking ample room for guests. Within, you'll appreciate the thoughtful layout, with a large family room providing the perfect space for gatherings or relaxation. The living room flows into a kitchen and attached dining area, creating a welcoming atmosphere for daily living or entertaining. The primary bedroom is a true retreat, complete with a walk-in closet and a 4-piece ensuite for added privacy and convenience. Additional highlights include in-unit laundry, ensuring maximum convenience, and a sunroom where you can experience the charm of a cabin retreat without leaving home. This thoughtfully designed addition offers a cozy ambiance, with added living space to do with what you desire. Let's not forget to mention the property also houses, The property also boasts a double attached heated garage, providing both parking and extra storage options. Located in a desirable area of Lethbridge, this home is close to amenities, schools, and parks, combining the comfort of home with the convenience of a prime location. Contact your favorite REALTOR® today!