



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

**MLS # A2182408**



**\$201,111**

<b>Division:</b>	West Lethbridge Employment Centre - Industrial		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	8.79 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	Garbage Collection, Water Paid For
<b>Features:</b>	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!