

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

**MLS # A2290974**



**\$299,900**

<b>Division:</b>	West Lethbridge Employment Centre - Commercial		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** electric fireplace, cabinets in garage,

When you see this in person you are not going to believe your eyes. This is a large (16x76) 3 bedroom, 3 bathroom manufactured home is on a double size lot with an attached 2 car heated garage. Located in the Westside trailer park this extensively renovated home is now ready for the next owner. The list of new items are insane, but the short version is this: roof, siding, windows and doors, plumbing lines and fixtures, H/W tank, electrical plugs, lights, fans and switches, flooring, paint and kitchen appliances and more. This large manufactured home has 2 bedrooms up front, a 3 piece bathroom, cozy living room with shiplap walls, an AMAZING KITCHEN with new appliances, laundry room and a private Master bedroom at the back of the home with cedar lined ceilings that carry on into ensuite and closet. This home is highlighted by the open concept feel of the inside and of course by the great room looking out onto the large easy to keep landscaped yard. This great room has many functional options available to you like a games room for the kids, theater room maybe, or sports lounge perhaps. It comes with 11 foot cedar ceilings and another 3 piece bath. Park inside the 17x20 heated garage, and stay out of the elements as you walk through the breezeway to the home. There is also a large enclosed porch great for additional relaxation space. There are no age restrictions at this park, dogs need park approval though, and the lot fee is \$500 monthly, which includes garbage pickup and recycling, water and sewer