

**64, 2715 Westside Drive W  
Lethbridge, Alberta**

**MLS # A2297465**



**\$168,500**

<b>Division:</b>	West Lethbridge Employment Centre - Industrial		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Dishwasher, Electric Range, Refrigerator, Washer, Dryer, Shed

Nicely updated and move-in ready, this 3-bedroom, 1.5-bath mobile home offers 1,137 sq. ft. of comfortable living space with a bright living room, spacious kitchen, and practical layout. Important upgrades have already been taken care of, including a new furnace (2017), PVC waterlines (2020), new vinyl siding and plywood skirting (2021), new roof (2022), and a new deck (2023). The appliances and flooring throughout have also been updated, adding to the home's appeal. An excellent option for buyers seeking affordable ownership with big-ticket improvements already done. No age restrictions at this park, dogs will need park approval though, and the lot fee is \$420 per month, which includes garbage pickup and recycling, water and sewer. Contact your favourite REALTOR® today!