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Your REALTOR®  
Love where you live.

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81, 1410 43 Street S  
Lethbridge, Alberta

MLS # A2308568



**\$165,900**

<b>Division:</b>	Parkview		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, hood fan, window coverings, A/C, 3 moveable sheds, mini fridge, stand up freezer/fridge, tv wall mount, gazebo, gazebo lights, patio furniture, BBQ, privacy screen on deck, outside hose, underground sprinklers

Here is your chance to own a renovated unit in Parkview Estates backing onto greenspace! This two bedroom, one bathroom mobile is perfect for first time home buyers or someone looking to downsize. Move-in ready and extensively updated, this home features a beautifully maintained yard with programmable underground sprinklers and a fantastic outdoor living space designed for both privacy and relaxation. Enjoy the custom-built deck complete with privacy screens, solar powered lighting, remote controlled color-changing rope lights, and a gazebo with privacy screen, creating your own backyard oasis. There have been extensive upgrades completed since 2022 including a new gazebo with privacy screen & lights, furnace, A/C, washer, hot water tank, new range hood fan, the back door has been replaced, and some new eavestroughs have been added as well as gutter covers. Heat tape on plumbing underneath the mobile has been installed and lawn weed spraying for the season has already been paid for. Additional exterior upgrades over the years include continuous seamless eavestroughing, siding, Donnacona insulating board, Tyvek house wrap, PVC windows, and an asphalt shingle roof with a 50-year warranty installed in 2021, and most windows feature solar screening imported from Texas that block 90% of the sun's heat. Storage is plentiful with two "Lifetime" storage sheds, an additional custom shed sided to match the home, plus storage space underneath the deck. Inside, the bright and airy layout offers plenty of living space. The kitchen boasts ample cupboard and counter space, white cabinetry with brushed nickel hardware, GE and GE Profile slate appliances, and a beverage fridge overlooking the living room. Top-of-the-line German-made laminate flooring runs throughout most of the home, with upgraded carpet and

underlay in the bedrooms. Additional features include faux wood blinds, four ceiling fans for excellent air circulation, and modern outdoor lighting surrounding the home. This well cared for property truly shows pride of ownership and offers comfortable living both inside and out. Contact your favourite REALTOR® today!