

**51, 2715 westside Drive W  
Lethbridge, Alberta**

**MLS # A2312584**



**\$149,900**

<b>Division:</b>	West Side Trailer Court		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** SHED

Great opportunity awaits for this 3 bedroom, 2 full bath mobile home in the Westside Trailer park. With no age restrictions, pets with approval and the lowest lot fees in the city, this property offers an unbeatable combination of affordability and freedom. The home has 3 bedrooms, 2 at the front and the primary with ensuite at the back, good sized living room with vaulted ceiling and a bright spacious eat-in kitchen with plenty of cabinets and counter space to work on. The laundry room has a second door that goes out to the backyard that has a deck and a large storage shed. All appliance's and central air conditioning are included. Oh, and new roof shingles 2 years ago. So if owning a very affordable place to call home, and investing in yourself is on your radar put this on your to do list and call to schedule a viewing today.