

**55, 1410 43 Street S**  
**Lethbridge, Alberta**

**MLS # A2337937**



**\$115,000**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Parkview                  |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide   |               |                   |
| <b>Size:</b>     | 1,056 sq.ft.              | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                     |                   |   |
|--------------------|---------------------|-------------------|---|
| <b>Heating:</b>    | Central             | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate    | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Flat Torch Membrane | <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:** NA

Well-built double wide mobile home offering comfortable, low-maintenance living at an affordable price. Updates include newer shingles (2014), a newer refrigerator (2014), and a portable A/C unit (2013). The home features two large bedrooms, including a spacious primary bedroom with a huge walk-in closet. You'll appreciate the functional layout with both a dining nook and a separate dining room, along with a large living room and newer vinyl flooring throughout. Outside, enjoy a private yard with a porch and vinyl storage shed for extra storage. Conveniently located close to shopping, Exhibition Park, Henderson Lake, and the golf course a great option for buyers looking for space, comfort, and value in a mobile home.