



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

55, 1410 43 Street S  
Lethbridge, Alberta

MLS # A2282141



**\$115,000**

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

|             |                     |            |   |
|-------------|---------------------|------------|---|
| Heating:    | Central             | Water:     | - |
| Floors:     | Carpet, Laminate    | Sewer:     | - |
| Roof:       | Flat Torch Membrane | Condo Fee: | - |
| Basement:   | -                   | LLD:       | - |
| Exterior:   | -                   | Zoning:    | - |
| Foundation: | -                   | Utilities: | - |
| Features:   | -                   |            |   |

**Inclusions:** Living room A/C, two Sheds

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.