



GRASSROOTS
REALTY GROUP

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76 Westwood Court
Innisfail, Alberta

MLS # A2315277



\$159,900

Division:	Westwood		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,084 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, On Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Block, Piling(s)	Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Garbage
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage		
Inclusions:	Outdoor Garden Shed		

Welcome to this beautiful, custom built mobile home located in Westwood Court. Stay in the park or move it to a new location - the choice is yours! The open floorplan offers a spacious and bright Kitchen/Dining/Livingroom layout. This immaculate, well maintained property features a generously sized Primary bedroom with a 4 piece ensuite and a walk-in closet as well as two more bedrooms and another full bathroom. With a conveniently located laundry room and plenty of storage, this home has been cleverly designed for large get togethers as well as privacy when required. Step off the south facing deck onto the lawn where there is plenty of room to add a small vegetable garden, flower beds, water features, etc. This property comes with it's own water meter for tracking property water usage. All exterior plumbing pipes have been wrapped with heat tape and are enclosed in skirting that's rated to -40C. This affordable property makes homeownership affordable to first time home buyers as well as investors.