



GRASSROOTS
REALTY GROUP

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64 Westover Avenue
Claresholm, Alberta

MLS # A2317170



\$239,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Mobile Homes
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Enjoy affordable home ownership with this 16' x 76' single-wide mobile situated on its own lot—no lot fees to pay. The bright, open-concept layout features a spacious living room and kitchen, complete with a convenient built-in desk area. Offering 3 bedrooms and 2 full bathrooms, the primary suite includes a walk-in closet and a private 4-piece ensuite with a relaxing soaker tub. A front deck provides a welcoming entrance, while a raised rear landing leads into the laundry room. Outside, you'll find a concrete parking pad, a garden shed, low-maintenance landscaping, and attractive green space located directly across the street. Quick possession is available, making this a great opportunity for buyers looking to move in without delay.