



GRASSROOTS
REALTY GROUP

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68 Westover Avenue
Claresholm, Alberta

MLS # A2325671



\$334,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,164 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Flag Lot, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	R-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Tv on Patio , Hot tub, Garage Controls

Welcome home to this beautifully laid out 3 bedroom, 2 bathroom home that offers the perfect blend of comfort, space, and functionality. The bright, open-concept kitchen and living area creates an inviting space for entertaining, family gatherings, or simply relaxing at the end of the day. Step outside to the impressive 24' x 11' enclosed deck, the perfect spot for summer barbecues, hosting friends and family, or enjoying your morning coffee. After a long day, unwind in your own private hot tub. The fully fenced backyard is ideal for kids, pets, and outdoor entertaining, while the 14' x 22' garage provides plenty of room for parking, storage, or a workshop. Whether you're looking for your first home, a place to grow, or simply a move-in-ready property with great features, this home is one you won't want to miss.