

**10 Westmount Drive
Cayley, Alberta**

MLS # A2270213



\$249,900

| | | |
|------------------|---------------------------------------|-------------------------------|
| Division: | NONE | |
| Type: | Residential/Manufactured House | |
| Style: | Mobile Home-Single Wide | |
| Size: | 1,222 sq.ft. | Age: 1997 (29 yrs old) |
| Beds: | 3 | Baths: 2 |
| Garage: | Driveway, Single Garage Detached | |
| Lot Size: | 0.11 Acre | |
| Lot Feat: | Back Lane, Front Yard, Lawn, Open Lot | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 19-17-28-W4 |
| Exterior: | Aluminum Siding , Wood Frame | Zoning: | RC |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), High Ceilings, Skylight(s) | | |
| Inclusions: | N/A | | |

Welcome home! This spacious 3-bedroom, 2-bath manufactured home offers affordable living with no park fees or lot rent — you own the land! Enjoy an open-concept floor plan with a bright living area and a large eat-in kitchen perfect for family gatherings. The primary suite includes a private bath and generous closet space. Outside, you'll find a 15'x21' heated detached garage, ideal for vehicles, a workshop, or extra storage. Conveniently located near, schools, and commuter routes. Move-in ready and full of potential — a must-see!