

**26 Westwood Court  
Innisfail, Alberta**
**MLS # A2279493**

**\$45,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Westwood                         |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House        |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide          |               |                   |
| <b>Size:</b>     | 924 sq.ft.                       | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | -                                |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas, Wood Stove                    | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum                                       | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Metal Frame, Metal Siding                              | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | None   | <b>Utilities:</b> | - |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, Storage, Vinyl Windows |                   |   |
| <b>Inclusions:</b> | 3 garden sheds   |                   |   |

30 day possession possible on this Fleetwood home located in Wetswood Court mobile home park in Innisfail. Very different floor plan. from factory. This home is a 2 bedroom. Primary Bedroom has cheater door to main 4 pc bath and, bedroom #2 located at the very far opposite end has it's own 3 pc ensuite. Upgraded carpet in the living room, linoluem in the dining area, kitchen and , hall way. Fridge and washing machine up graded. Lots of vinyl windows, great addition for computer room or study, wood burning stove in addition{not used at this time}. Entrance to home has freshly painted 8'x8' deck, 11'6x 12'6 deck out the back entrance facing west and south. Nice to have a 19'4x 9'10 carport for your ride and a little extrax storage. More huge storage in the back yard with a 12'x8 shed, a 10'x8 shed and, a vey cool round shed not measurssed. This is an ideal spot with ideal possibilities to start saving a few bucks and building some equity. Central mail box a short walk away, play ground in the middle of the park for your kids or grand kids. This not a new home but, a great home for starting out or down sizing too as part of your easy living retirement ideas.