

# \$350,000 - 5010 Grouhel Rd, Ladysmith

MLS® #1015902

**\$350,000**

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Single Family on 0.30 Acres

Ladysmith, Ladysmith, British Columbia

Situated in "The Diamond" district on the northern boundary of Ladysmith, this over 13,000 sqft corner lot offers a bright, open plan, doublewide, deregistered modular home. Currently providing 2 bedrooms and 1 bathroom, the family room could be converted back to a primary bedroom as the shower & plumbing is in place for an ensuite. This great room floor plan features a good-size kitchen with solid wood cabinets. Entertain guests by a cozy woodstove or head out the sliding glass door that opens to the deck for direct access into the fenced yard. Abundant land for a gardener or hobbyist. Lush gardens, greenhouse & mature fruit trees surrounded by fencing. There is ample parking and storage for boats, RV's, off road vehicles. A peaceful, nature-inspired property, come to experience an affordable lifestyle within minutes of the town conveniences yet with lower taxes. This offering is full of potential and ready for its next chapter. (id:6289)

Built in 1975

## Essential Information

Listing #	1015902
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,248
Acres	0.30



Year Built	1975
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	5010 Grouhel Rd
Subdivision	Ladysmith
City	Ladysmith
Province	British Columbia
Postal Code	V9G1J5

### Amenities

Features	Corner Site, Other, Marine Oriented
Parking Spaces	1
View	Mountain view

### Interior

Appliances	Refrigerator, Stove, Washer, Dryer
Heating	Radiant/Infra-red Heat
Cooling	None
Fireplace	Yes
# of Fireplaces	1

### Additional Information

Zoning	Residential
--------	-------------

### Listing Details

Listing Office	eXp Realty (NA)
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 11:46pm PDT