

# \$75,000 - 1881 Boucherie Road Unit# 12, Westbank

MLS® #10365250

**\$75,000**

2 Bedroom, 1.00 Bathroom, 645 sqft  
Single Family on 1.00 Acres

Westbank Centre, Westbank, British Columbia

Discover the perfect blend of comfort and convenience in this charming, updated mobile home, located on a spacious and private corner lot within the highly sought-after 55+ community of Westgate Village! This delightful home features an updated kitchen, an open-concept layout with large windows that fill the space with natural light, and a separate sunroom. A dedicated laundry room adds extra convenience to your daily living. Step outside to enjoy your expansive, grassy yard, bordered by mature cedars for privacy, with multiple designated garden areas throughout. A generously sized workshop and additional storage shed provide ample space for hobbies and organization. With parking for two vehicles at the front and a versatile front porch that enhances the home's curbed appeal, this property offers a peaceful, private retreat. Ideally located near Okanagan Lake, Two Eagles Golf Course, Walmart, and the renowned West Kelowna wine trail, this home offers the best of West Kelowna living. The monthly pad rent of \$728.86 includes water, sewer, trash, and snow removal. Please note, no pets or rentals are permitted. Don't miss the chance to view this wonderful home in a fantastic community—schedule your viewing today! (id:6289)



Built in 1968

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10365250      |
| Price          | \$75,000      |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 645           |
| Acres          | 1.00          |
| Year Built     | 1968          |
| Type           | Single Family |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1881 Boucherie Road Unit# 12 |
| Subdivision | Westbank Centre              |
| City        | Westbank                     |
| Province    | British Columbia             |
| Postal Code | V4T0C9                       |

### **Amenities**

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### **Interior**

|              |                                      |
|--------------|--------------------------------------|
| Appliances   | Refrigerator, Range - Gas, Microwave |
| Heating      | Forced air, See remarks              |
| Cooling      | Central air conditioning             |
| # of Stories | 1                                    |

### **Exterior**

|            |                |
|------------|----------------|
| Exterior   | Aluminum       |
| Roof       | Metal          |
| Foundation | Preserved Wood |

### **Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Kelowna |
|----------------|----------------------|



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