



10980 Westdowne Rd 74 Ladysmith BC

\$135,000

Looking for an affordable home to make your own? Check out this 2-bed, 1-bath fixer-upper, complete with a small workshop/storage room, carport, and a fenced backyard. Located in Ladysmith's Town & Country MHP, a vibrant 55+ community, you'll enjoy access to a resident swimming pool, rec room, and plenty of activities. A local electrician recently installed a new BC electrical certificate, and the home features spacious living and kitchen areas, as well as in unit laundry (available for an annual fee, talk to the Park). You'll love the efficient heating and cooling provided by the heat pump, with an impressive EnerGuide rating of 81. Some yard maintenance upgrades are required by the park, but two small pets are welcome! Please note that the wood stove will be removed before completion. Close to bus routes to Ladysmith, this home offers the perfect opportunity to join one of many great 55+ Ladysmith Groups. Ready to make it yours?

Listing Presented By:



Originally Listed by:
Royal LePage Nanaimo Realty LD

lorne@lornegait.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca