



## 1929 Highway 97 Other 63 Westbank British Columbia

Westbank Centre

**\$219,900**



Welcome to McDougall Creek Estates! This charming 2-bedroom, 2-bathroom manufactured home offers 1,209 sq. ft. of bright, comfortable living space in a well-established 45+ community in Westbank. Set on leasehold Indigenous land with a monthly pad rental of \$575, this home is a wonderful option for those seeking an affordable Okanagan lifestyle. Step inside and you'll immediately notice the pride of ownership throughout. The spacious layout includes a large living room, dining area, functional kitchen, family room addition, office space, laundry room, and two well-sized bedrooms. Recent updates offer peace of mind, including replaced Poly B plumbing, a newly installed fridge, a new furnace in 2024, a hot water tank in 2023, and a roof that has been inspected and resealed. Outside, enjoy a beautifully maintained green yard with irrigation, a water softener, and plenty of room to relax or garden. The enclosed back patio provides a private space for morning coffee, quiet afternoons, or entertaining guests. With central air, forced-air heating, open parking, and a move-in-ready feel, this home checks all the boxes. Located in McDougall Creek Estates, a 45+ age-restricted community, this leasehold home offers comfort, value, and a welcoming neighborhood setting. Pets are permitted with restrictions; one small dog and/or cat. A minimum credit score of 725 is required for park appr...



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