



## 2005 Boucherie Road 45 West Kelowna British Columbia

\$157,000

Welcome to your new retreat in beautiful West Kelowna! This clean and tidy double-wide mobile home features 2 spacious bedrooms and 2 bathrooms, perfect for comfortable living. Located just steps away from the lake and all the amenities the area has to offer, this home is ideal for those seeking both convenience and tranquility. Recent updates include electrical work and the removal of all Poly B plumbing, ensuring peace of mind for the new owner. A new Furnace and Air Conditioning unit in 2021 and a new Hot water tank in 2017. The large, flat yard provides ample space for outdoor activities or gardening, making it a great canvas for your personal touch. With newer appliances included, this home is ready for you to move in and make it your own. Don't miss this opportunity to enjoy lakeside living in a welcoming community! Park does not allow rental or dogs and does require an in person meeting and a minimum credit score for park approval. New pad rent will be \$700 and includes your water, sewer, garbage, snow removal, security and park management. Financing only available through Peace Hills Trust. View the guided tour at [https://unbranded.youriguide.com/45\\_2005\\_boucherie\\_rd\\_west\\_kelowna\\_bc/](https://unbranded.youriguide.com/45_2005_boucherie_rd_west_kelowna_bc/) (id:6769)

Storage 8' x 2'11"

Primary Bedroom 11'2" x 12'7"

Living room 12'2" x 21'2"

Laundry room 11'10" x 6'1"

Kitchen 11'2" x 8'6"

Dining room 11'7" x 8'1"

Bedroom 8' x 12'7"

4pc Bathroom 6' x 8'10"

2pc Ensuite bath 5'11" x 6'3"

Listing Presented By:



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Royal LePage Kelowna

<http://kandismason.royalpage.ca/>

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