



# 1828 Boucherie Road Westbank British Columbia

\$159,000

This charming mobile home, priced well below assessed value, offers a comfortable and convenient lifestyle in the heart of West Kelowna's wine country. Located directly off Boucherie Road and within walking distance to the lake, this home features an open floor plan that flows smoothly between the living, dining, and kitchen areas. The outdoor space includes a large, fully fenced yard that backs onto Mission Hill, with mature privacy hedges, fruit trees, and a spacious wrap-around deck. There's plenty of room for a pool, trampoline, or swing set, making it a great space for families. A 26'x10' wired workshop, complete with a workbench and storage, is ideal for hobbyists and is partially insulated for winter use. A second shed offers additional storage for gardening tools and equipment. With ample parking, a hot water tank replaced in 2022, and a monthly lease payment of \$650 plus \$59.38 for water/sewer service, this property is ideal for downsizers or first-time buyers looking to enjoy the Okanagan lifestyle. Quick possession is available. Pet restriction 1 dog or 2 cats - subject to park approval (id:6769)

Living room 14'2" x 9'7"

Dining room 9'6" x 11'0"

Kitchen 9'1" x 13'0"

Laundry room 7'0" x 7'0"

Bedroom 9'1" x 9'6"

4pc Bathroom 7'2" x 7'1"

Primary Bedroom 14'2" x 9'6"

Listing Presented By:



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Royal LePage Kelowna

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