

\$325,000 - 525 Jim Cram Dr 10, Ladysmith

MLS® #1003032

\$325,000

2 Bedroom, 1.00 Bathroom, 1,232 sqft

Residential on 0.06 Acres

N/A, Ladysmith, BC

Welcome to this charming, move-in-ready double-wide mobile home located in a well-maintained 55+ park. Positioned at the end of the lane & backing onto peaceful green space, this home offers privacy, scenery, & a true sense of island living.

Inside, youâ€™ll find a long list of thoughtful updates, including a heat pump, vinyl siding & windows, a 7-year-old roof, new plumbing, a hot water tank, & high-quality laminate flooring throughout most of the home. The bathroom has been tastefully upgraded, & the covered patio is perfect for enjoying your morning coffee or unwinding in the evening.

The additions provide excellent extra storage & a cozy spot for a home office or hobby space. Outdoors, there are two separate seating areas for those long summer days, a concreted parking area, & a storage shed at the rear, framed by a newly planted cedar hedge. Thereâ€™s plenty of room to garden or tinker, making this home a great option for those who love to be outdoors.

Built in 1982

Essential Information

MLS® #	1003032
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,232



Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Manufactured Home
Status	Active
View	Mountain(s)

Community Information

Address	525 Jim Cram Dr 10
Area	Du Ladysmith
Subdivision	N/A
City	Ladysmith
County	Ladysmith, Town of
Province	BC
Postal Code	V9G 0A5

Amenities

Parking Spaces	2
Parking	Driveway
# of Kitchens	1
View	Mountain(s)

Interior

Interior Features	Bar, Breakfast Nook, Dining Room, Dining/Living Combo
Appliances	Dishwasher, F/S/W/D
Heating	Baseboard, Electric, Forced Air, Heat Pump
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Exterior

Exterior Features	Awning(s), Balcony/Deck, Fencing: Full, Garden, Low Maintenance Yard
Windows	Bay Window(s), Insulated Windows, Skylight(s), Vinyl Frames
Roof	Fibreglass Shingle
Construction	Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Foundation	Other

Additional Information

Date Listed	June 18th, 2025
Days on Market	132
Office	RE/MAX Island Properties
Zoning	MHP1

Listing Details

Listing Office	RE/MAX Island Properties
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