

\$350,000 - 5010 Grouhel Rd, Ladysmith

MLS® #1015902

\$350,000

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 0.30 Acres

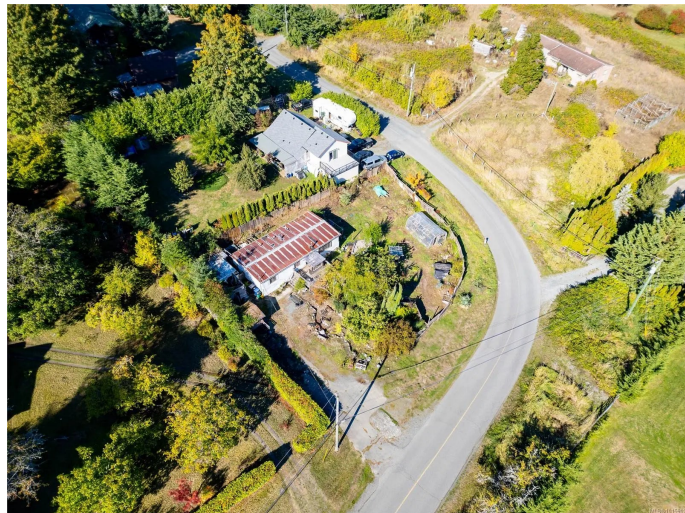
N/A, Ladysmith, BC

Situated in "The Diamond" district on the northern boundary of Ladysmith, this over 13,000 sqft corner lot offers a bright, open plan, doublewide, deregistered modular home. Currently providing 2 bedrooms and 1 bathroom, the family room could be converted back to a primary bedroom as the shower & plumbing is in place for an ensuite. This great room floor plan features a good-size kitchen with solid wood cabinets. Entertain guests by a cozy woodstove or head out the sliding glass door that opens to the deck for direct access into the fenced yard. Abundant land for a gardener or hobbyist. Lush gardens, greenhouse & mature fruit trees surrounded by fencing. There is ample parking and storage for boats, RV's, off road vehicles. A peaceful, nature-inspired property, come to experience an affordable lifestyle within minutes of the town conveniences yet with lower taxes. This offering is full of potential and ready for its next chapter.

Built in 1975

Essential Information

MLS® #	1015902
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,248
Acres	0.30



Year Built	1975
Type	Residential
Sub-Type	Manufactured Home
Status	Active
View	Mountain(s)

Community Information

Address	5010 Grouhel Rd
Area	Du Ladysmith
Subdivision	N/A
City	Ladysmith
County	Cowichan Valley Regional District
Province	BC
Postal Code	V9G 1J5

Amenities

Parking Spaces	1
Parking	Driveway, Open, RV Access/Parking
# of Kitchens	1
View	Mountain(s)

Interior

Appliances	F/S/W/D
Heating	Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Stove

Exterior

Exterior Features	Balcony/Deck, Fenced, Garden
Roof	Other
Construction	Aluminum Siding, Insulation: Ceiling, Insulation: Walls
Foundation	Slab

Additional Information

Date Listed	October 11th, 2025
Days on Market	3
Office	eXp Realty (NA)

Zoning R2

Listing Details

Listing Office eXp Realty (NA)

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