



**156 River Valley Estates  
Whitecourt, Alberta**

**MLS # A2302236**



**\$55,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** shed, garbage can,

This 1,064 sqft mobile home offers a practical layout and solid value, making it a great option for a starter home or those looking to downsize. The home features a 14' wide main floor with an 8' x 14' addition that serves as a spacious entryway and a versatile room for an office, storage, or a possible bedroom. The large kitchen includes extra counter space along with a newer fridge, dishwasher, and windows. Significant updates provide peace of mind, with the furnace, hot water tank, and electrical panel all upgraded within the last 10 years. The interior is completed by a full 4-piece bathroom, while the exterior offers a south-facing back deck, a fully fenced chain-link yard, a large storage shed, and an asphalt parking pad.