



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Davio Place
Whitecourt, Alberta

MLS # A2317352



\$106,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Boat, Parking Pad		
Lot Size:	-		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan		

Inclusions: GAZEBO, DEEP FREEZE

Check out this updated 1,216 sq. ft. mobile home conveniently located close to shopping, schools, and other amenities. Featuring 3 bedrooms and 2 full bathrooms, this home is an excellent option for young families, first-time buyers, or those looking to downsize without sacrificing space. Numerous updates have been completed over the past two years, including new flooring, furnace, kitchen renovations, and appliances, making this home truly move-in ready. The spacious primary bedroom offers a walk-in closet and a private 4-piece ensuite complete with a relaxing jetted tub. The bright, updated kitchen features ample cabinetry, a pantry, and plenty of workspace for meal prep and entertaining. The comfortable living room overlooks the yard and provides a welcoming space for family gatherings. At the opposite end of the home, you'll find two additional bedrooms and a 4-piece bathroom, offering privacy and functionality for family members or guests. Outside, the well-maintained yard includes a 10' x 10' shed for extra storage and a generous 10' x 20' deck—perfect for enjoying your morning coffee or relaxing on warm summer evenings. There's very little left to do but move in and enjoy!