



32 RIVER VALLEY ESTATES
Whitecourt, Alberta

MLS # A2321400



\$65,649

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,128 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Storage		

Inclusions: shed 13x12 power , window coverings as viewed

This charming mobile home, built in 1974 and encompassing 1,128 sf offers a delightful blend of comfort and functionality. Situated on a rented lot in Whitecourt's most desirable mobile home park, it features 3 good sized bedrooms, making it an ideal space for families or those seeking extra room for guests or hobbies. The heart of the home is undeniably the kitchen, adorned with white cabinets and equipped with modern appliances. The thoughtful design includes an island that not only enhances the kitchen's usability but also provides ample storage for all your culinary needs. Adjacent to the kitchen, the living room is spacious and inviting, perfect for entertaining or simply relaxing after a long day. One of the standout features of this home is the fully renovated 4 pc bathroom, which combines modern elegance with practical functionality. Additionally, the mobile home has benefited from various updates, including newer windows that enhance energy efficiency and aesthetics, as well as a hot water tank that is just one year old. The newer shingles on the roof provide peace of mind regarding maintenance and durability. Outdoor living is equally appealing, with a covered front deck that invites you to enjoy morning coffee or evening gatherings. At the back, a smaller deck area offers a private retreat, ideal for unwinding in solitude. The property also includes a sizable workshop shed equipped with power, catering to hobbyists or those in need of extra storage space. The mobile home is set on a fenced yard, providing an added layer of privacy and security. With two designated parking stalls, convenience is at your fingertips. The lot is a good size This clean and well-cared-for home strikes a perfect balance between modern updates and classic charm, making it a wonderful place to call home in a vibrant community at this price point ! To complete this already

great home you will find 6 newer appliances, window coverings and a 12 X 13 Shed with power: