



**122 River Valley Estates  
Whitecourt, Alberta**

**MLS # A2322127**



**\$79,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                      |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,139 sq.ft.              | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <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>       | Asphalt Shingle         | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -                       | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Block                   | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                       |                   |   |

**Inclusions:** Town approved garbage can

This 1,139 SqFt single-wide mobile home is located at the end of a cul-de-sac for extra yard space and privacy, and it features a 10' x 20' addition that provides a larger entryway and a third bedroom, giving the home a total of 3 bedrooms and one full 4-piece bathroom. The entire interior has been drywalled (no standard panelling) and is finished with clean trim and vinyl windows. The layout places a bright living room at the front, with the kitchen and dining area in the middle. The kitchen includes updated cabinets and extra deep pantry cupboards, one original bedroom was turned into a dedicated laundry room for more space, and the hot water tank was replaced last year. The bathroom has a tall vanity, a newer toilet, and a deep tub/shower combo, while the primary bedroom is located privately at the very back of the home. Outside, you'll find three separate exit doors leading to three decks, along with a storage shed at the back for tools and gear. Current lot rent is \$625.00 monthly, and the 2026 property taxes are \$565.68 annually.