



GRASSROOTS
REALTY GROUP

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**42 Evergreen Crescent
Whitecourt, Alberta**

MLS # A2327514



\$37,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,149 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad, Unpaved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	-		

Inclusions: Shed, BBQ, portable air conditioner

Welcome to this well-maintained and spacious mobile home offering a functional layout and plenty of room for comfortable living. The bright, open-concept living and dining area flows into the kitchen, creating an inviting space for everyday life and entertaining. The home features two generously sized bedrooms, including a primary bedroom with convenient access to a nearby bathroom, plus an additional flex room that is ideal for a home office, hobby room, or extra storage. Numerous updates add value and peace of mind, including a peaked roof installed in 2015, a new hot water tank in 2023, and new vinyl flooring in the kitchen and hallway. Laminate and linoleum flooring throughout the remainder of the home provide easy maintenance and durability. Outside, you'll appreciate the large deck, perfect for relaxing or hosting family and friends. Whether you're a first-time buyer, downsizing, or looking for an affordable investment, this move-in-ready home offers comfort, functionality, and excellent value. Welcome to this well-maintained and spacious mobile home offering a functional layout and plenty of room for comfortable living. The bright, open-concept living and dining area flows into the kitchen, creating an inviting space for everyday life and entertaining. The home features two generously sized bedrooms, including a primary bedroom with convenient access to a nearby bathroom, plus an additional flex room that is ideal for a home office, hobby room, or extra storage. Numerous updates add value and peace of mind, including a peaked roof installed in 2015, a new hot water tank in 2023, and new vinyl flooring in the kitchen and hallway. Laminate and linoleum flooring throughout the remainder of the home provide easy maintenance and durability. Outside, you'll appreciate the large deck, perfect for relaxing or hosting family and

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