



GRASSROOTS
REALTY GROUP

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**142 Rivervalley Estates
Whitecourt, Alberta**

MLS # A2339630



\$65,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,101 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed 6 x 10, Shed 8 x 10, Greenhouse 6 x 8.

This beautifully maintained 16' x 60' home with an 8' x 12' entry addition offers bright, comfortable living spaces and exceptional outdoor features. The covered front entry leads into a spacious foyer and a large front living room that opens into the dining area and kitchen. The kitchen provides excellent functionality with plenty of cupboards and storage. The first bedroom is generously sized, and the main bathroom is large and well laid out, with the laundry conveniently located in the hallway nearby. The primary bedroom sits at the back of the home, offering privacy and ample space. The property is ideal for anyone who enjoys gardening and outdoor living. It includes two sheds measuring 6' x 10' and 8' x 10', a 6' x 8' greenhouse, extensive flower beds, a large garden area, and a side deck with a relaxing lounging space. The furnace was replaced ten years ago, the shingles are six years old. This is a warm, inviting property with thoughtful upgrades and a beautifully kept yard, perfect for comfortable living both inside and out.