



GRASSROOTS
REALTY GROUP

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**41 Hillpark Trailer Court
Whitecourt, Alberta**

MLS # A2344365

\$68,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	924 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: all window coverings, all attached light fixtures, bathroom mirror, shed

This move-in-ready, 3-bedroom home offers a bright layout with a forward-facing kitchen that lets you keep an eye on incoming guests while staying connected with family in the living room. The kitchen was completely updated within the last eight years with all-new cabinetry, modern appliances, and a dishwasher, while the full 4-piece bathroom was entirely redone with a new soaking tub. Fresh paint spans the entire interior, leaving virtually no work left to do. Outside, the private yard features a new wooden privacy fence, a mature tree, a storage shed, a newer deck added within the last eight years, and a durable tin roof installed roughly five years ago. Affordable living with low overhead, lot rent is \$635 monthly and annual property taxes are just \$545.93.