



GRASSROOTS
REALTY GROUP

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88 Hillpark Trailer Court
Whitecourt, Alberta

MLS # A2344839

\$65,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,264 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: na

Affordable, comfortable and move-in ready! This well-kept 3-bedroom, 2-bathroom mobile home offers a spacious and functional floor plan with plenty of room to make it your own. The open-concept main living area features vaulted ceilings, creating a bright and surprisingly spacious feel. The large entryway is a great bonus, with two oversized closets providing excellent storage right from the moment you walk in. There is also a laundry room conveniently located just off the primary bedroom, three good-sized bedrooms and two full bathrooms. Over the years, some of the important updates have already been taken care of, including shingles, windows, furnace and hot water tank, giving you peace of mind while leaving plenty of opportunity to add your own personal style. Outside, you'll find a nice yard with room to enjoy the outdoors, garden or simply relax. The location is especially convenient, with restaurants, shopping, services and public transit all close by. McDonald's, Boston Pizza and bus stops are just minutes away, making everyday errands and commuting easy whether you drive or not. A great opportunity for a first-time buyer, downsizer, senior or anyone looking for an affordable home with a spacious floor plan and the opportunity to make it their own. Come have a look—you may be pleasantly surprised by how much this home has to offer!