



**GRASSROOTS**  
REALTY GROUP

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12 River Valley Estates  
Whitecourt, Alberta

MLS # A2351311

**\$79,000**

|           |                           |        |   |
|-----------|---------------------------|--------|---|
| Division: | NONE                      |        |   |
| Type:     | Mobile/Manufactured House |        |   |
| Style:    | Mobile Home-Single Wide   |        |   |
| Size:     | 1,352 sq.ft.              | Age:   | - |
| Beds:     | 2                         | Baths: | 1 |
| Garage:   | Asphalt, Off Street       |        |   |
| Lot Size: | -                         |        |   |
| Lot Feat: | -                         |        |   |

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

**Inclusions:** Storage shed, .

This turn key 2 bedroom, 1 bathroom mobile home features an open layout and a 16' by 25' foot addition with vaulted ceilings that provides generous extra living space. The floor plan offers privacy with a bedroom at the front and a bedroom at the back, plus a large walk in storage room beside the front bedroom. Notable updates over the years include PEX piping replacing all Poly B, hallway laundry, a 2024 hot water tank, 2023 and 2024 appliances, and 2011 windows, roof, siding, and wrap around deck. The addition rests securely on piles, and the home was re levelled in 2020. Outside, the pie shaped, fully fenced yard includes an insulated storage shed, a two vehicle parking pad out front, and a wide gate to easily bring in a utility trailer or recreational vehicles.