



GRASSROOTS
REALTY GROUP

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32 Davio Place
Whitecourt, Alberta

MLS # A2352114

\$95,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: town garbage can

Ideal for first-time buyers or someone looking to downsize, this 16 ft wide home features a thoughtful open layout that naturally connects the kitchen and main living space. The kitchen comes well-equipped with attractive washed oak-look cabinets, a generous corner pantry, a refrigerator and stove replaced in 2023, and a brand-new dishwasher installed this year. Built on steel piles, this 3 bedroom and 2 bathroom home features original flooring throughout the residence, leading to a spacious primary suite complete with its own full four-piece ensuite and a private walk-in closet. Nearby, a dedicated laundry area houses a washer and dryer updated around 2022. Outside, an oversized front deck updated in 2017 offers a welcoming entrance and a pleasant spot to relax, while the fully fenced yard includes a storage shed for extra organization. With a durable roof replaced in 2018 and convenient off-street parking for two vehicles out front, this move-in-ready property delivers practical comfort and updated reliability.