



GRASSROOTS
REALTY GROUP

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47 RIVER VALLEY ESTATES Whitecourt, Alberta

MLS # A2237846



\$106,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Near Golf Course, Near Public Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	None	Utilities:	-
Features:	Built-in Features, Dry Bar, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage		

Inclusions: SHED

Charming Mobile Home for Sale: Bright & Cheerful Living! Welcome to this delightful 1,216 sq. ft. mobile home, built in 1992 and thoughtfully updated to create a warm and inviting atmosphere. Freshly painted throughout, with new vinyl plank flooring, this home is ready for you to move in and make it your own. Featuring 3 spacious bedrooms and 2 full bathrooms, including a luxurious primary suite complete with a relaxing Jacuzzi tub and a generous walk-in closet, this home provides ample space for comfort and privacy. The well-appointed kitchen boasts an abundance of stylish gray cabinets and plenty of counter space, perfect for your culinary adventures. Enjoy outdoor living with good-sized decks at both entrances, overlooking a large fenced yard ideal for pets or gatherings. With three dedicated parking stalls, convenience is at your fingertips. This home comes complete with essential appliances, including a refrigerator, stove, (purchased in 2024) washer, dryer, (purchased in 2023) and most window coverings. Located in a fantastic park, this property is close to shopping, schools, churches, banks, and parks, offering the perfect blend of convenience and community. Bright, open, and cheerful—this mobile home is a must-see! Don't miss the opportunity to make it yours today!