



**GRASSROOTS**  
REALTY GROUP

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## 86 River Valley Estates Whitecourt, Alberta

**MLS # A2258226**



# \$59,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,088 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	None	Utilities:	-
Features:	-		

**Inclusions:** 12 X 12 SHED

For Sale: Charming Mobile Home in River Valley Estates! Discover this well-kept 3-bedroom, 2-bathroom mobile home located in one of Whitecourt's most desirable Mobile Home Park. Nestled in a tranquil cul-de-sac, this home offers a safe environment perfect for children and pets. Key Features:, Spacious interior with newer hardwood floors, Large deck ideal for outdoor relaxation and entertaining Fenced lot providing privacy and security Built in 1986, this mobile home has been well maintained. Conveniently located within walking distance to grocery stores and Walmart, this property offers both comfort and accessibility. The monthly pad rent is \$620, which includes water, garbage, sewer, and snow removal. This affordable home is a fantastic alternative to renting, providing you with the opportunity to own your own space in a friendly community. Don't miss out on this opportunity!