



GRASSROOTS
REALTY GROUP

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206 Polar Avenue
High River, Alberta

MLS # A2260583



\$87,500

| | | | |
|-----------|---------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 952 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|-------------|-----------------------|------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: n/a

Welcome to High River Village, a quiet and family-friendly community located in NE High River. This beautifully updated mobile home offers modern comfort and thoughtful upgrades throughout—perfect for first-time buyers, downsizers, or anyone looking for affordable, stylish living in a welcoming neighborhood. The home features a fully fenced yard, a covered porch with a spacious deck, and a well-kept green lawn—ideal for kids, pets, and outdoor gatherings. A storage shed provides extra space for tools, bikes, or seasonal gear. Inside, you'll find a cozy, sun-filled living room and a welcoming dining area, creating a warm and inviting atmosphere for family time or entertaining guests. Recent renovations include new vinyl windows throughout, low-maintenance vinyl siding, and a durable metal roof, ensuring long-term value and peace of mind. The home also comes with a new washer and dryer and a new accessibility ramp, adding both convenience and inclusivity. With 2 bedrooms and 1 full bathroom, this home offers a functional layout perfect for small families or those looking to downsize without compromise. The pad fees include; water, sewer, garbage removal, site maintenance, and park management. miss the opportunity to live in this move-in-ready home in one of High River's most peaceful and family-oriented communities.