



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
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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. Don't miss the opportunity to live in this move-in-ready home in one of High River's most peaceful and family-oriented communities.