



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**236 Polar Avenue NE
High River, Alberta**

MLS # A2260641



\$79,500

Division:	North Central High River		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	744 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	See Remarks		

Inclusions: Window coverings; storage cabinet in laundry room, tool shed; garden hose & reel

Affordable living at its best! Vendor financing available. Exact terms to be discussed. You will enjoy living in your own space with no shared walls. Relax in your private yard, create a garden and bbq on your own patio. This 2 bedroom, 1 bath beauty has been refurbished with stylish vinyl plank flooring throughout and completely repainted. The bright kitchen has modern white cabinets, a huge peninsula and a stylish, modern backsplash. The home includes all new appliances, (with warranties) including a stacked washer / dryer set and microwave / hood fan with direct ventilation. The bedrooms are a good size, with double closets in each. New light fixtures throughout, including LED lights and bulbs. Kitchen and bath fixtures are new and upgraded. Every inch of this home is clean and fresh! The exterior has been clad in maintenance free vinyl siding plus a aluminum soffits. Double paned vinyl windows with new drapes add to the comfort. This home is on a large, level lot that is partially fenced and includes a garden shed on a new base. The parking pad in front has space for 2 vehicles. Immediate occupancy. Listing agent is the current owner.