



**50, 145 East River Road  
Hinton, Alberta**

**MLS # A2268858**



**\$39,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	552 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Window coverings, Shed

Located across from the communal green space in Parklane Mobile Estates, this home enjoys a great spot within the community just a short distance from schools and the Valley shopping district. Inside, you'll find a comfortable layout featuring two bedrooms, a 4-piece bathroom, and an open-concept living area with an eat-in kitchen and cozy living room. Step outside to a private covered deck overlooking the good-sized backyard, complete with a storage shed and raspberry canes for a sweet summer treat. The home also includes a 14' x 7' enclosed porch, perfect for a mudroom or extra storage space.