



**421 Kannell Drive NE**  
**High River, Alberta**

**MLS # A2269777**



**\$62,900**

**Division:** North Central High River

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 868 sq.ft. **Age:** 1971 (55 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Parking Pad, Paved

**Lot Size:** -

**Lot Feat:** Level

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Vinyl Plank

**Sewer:** Public Sewer

**Roof:** Metal

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** -

**Foundation:** Piling(s)

**Utilities:** Cable Connected, Electricity Connected, Natural Gas

**Features:** See Remarks

**Inclusions:** N/A

High River Village is a quiet, family friendly park with generous lots in NE High River. This home has 2 bedrooms, a bright, modern kitchen with lots of storage, vinyl plank flooring in excellent condition, professionally painted interior. The many improvements include vinyl windows, a metal roof and vinyl siding. The 4 piece bathroom features modern fixtures and a newer tub surround. Fridge and stove included, The seller is Cove Homes, the park management company. They offer a benefits package that may include financing at a great rates, or more. Beyond the purchase price, all sites in the park rent for \$959 per month which includes water, sewer and garbage removal.