



**GRASSROOTS**  
REALTY GROUP

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

**45 Riverside Trailer Court  
Whitecourt, Alberta**

**MLS # A2275185**



**\$59,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Laminate Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** Tv mounts (2) + shelving , shed

Charming, cute mobile home on an end corner lot, offering a huge private fenced yard and tonnes of parking! Located close to the McLeod River, this home has plenty of upgrades! The addition holds the spacious primary bedroom with a big walk in closet nicely set off the main area of the home. In the addition you will also love the large flex area- a great catch all zone with plenty of tall cabinets ideal for pantry and outerwear things and a shoe rack inside one! This is great for the organizer in you! On top of new flooring, paint, and cabinets, the home has had a complete electrical upgrade from the panel in 2019 to all of the plugs and switches. Newer stainless steel appliances give the white kitchen sharp appeal. The hot water tank was replaced in 2016 and the furnace has been cleaned and serviced every year. Enjoy the beautiful light that floods this house in the day and the sunset on the front porch or the back deck. Put your lawn chairs on the deck and enjoy the sunsets!