



**206 Polar Avenue
High River, Alberta**

MLS # A2276846



\$84,999

Division:	NONE	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	952 sq.ft.	Age: 1976 (50 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:	Shed
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Welcome to High River Village, a quiet, family-friendly community in NE High River. This beautifully updated mobile home offers modern comfort and thoughtful upgrades throughout—ideal for first-time buyers, downsizers, or anyone seeking affordable, stylish living in a welcoming neighborhood. The home features a fully fenced yard, a covered porch with a spacious deck, and a well-maintained green lawn, perfect for kids, pets, and outdoor entertaining. A storage shed provides convenient space for tools, bikes, or seasonal items. Inside, enjoy a bright, sun-filled living room and a welcoming dining area, creating a warm and inviting space for everyday living or hosting guests. Recent upgrades include new vinyl windows, low-maintenance vinyl siding, and a durable metal roof, offering long-term value and peace of mind. Additional highlights include 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 and comfortable layout well-suited for small families or those looking to downsize without sacrificing comfort. Pad fees include water, sewer, garbage removal, site maintenance, and park management. Don't miss this opportunity to own a move-in-ready home in one of High River's most peaceful and family-oriented communities.