



GRASSROOTS
REALTY GROUP

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

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

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.