



437 Kanell Drive NE
High River, Alberta

MLS # A2281188



\$120,000

Division: NONE

Type: Mobile/Manufactured House

Style: Mobile Home-Double Wide

Size: 1,405 sq.ft. **Age:** -

Beds: 3 **Baths:** 2

Garage: Attached Carport, Driveway

Lot Size: -

Lot Feat: -

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: Vinyl Siding

Zoning: -

Foundation: Other

Utilities: -

Features: Double Vanity

Inclusions: N/A

Welcome to this beautifully renovated, move-in-ready mobile home, boasting just over 1,400 square feet of living space and designed for comfortable, easy living with a bright and open feel. This bright and open-concept home offers 3 spacious bedrooms and 2 full bathrooms, including a large primary ensuite featuring a relaxing soaker tub and dual sinks. Large windows throughout fill the home with natural light, while generous closet space and abundant storage make everyday living easy and organized. A separate laundry room adds to the home's thoughtful layout. Recent upgrades provide true peace of mind, with extensive renovations completed throughout, far too many to list. Major improvements include a new roof, new furnace, newer hot water tank, and a wood stove with current WETT inspection, perfect for cozy evenings at home. Outside, enjoy a large covered porch, fenced yard, storage shed, and a covered carport—the next best thing to a garage. The park itself offers excellent amenities such as a playground, RV storage, plenty of guest parking, and a welcoming, family-oriented atmosphere. Located close to schools, shopping, walking paths, and with easy highway access, this home delivers both tranquility and convenience. Don't miss this opportunity to own a beautifully updated home in a fantastic location, schedule your private showing today!