



GRASSROOTS
REALTY GROUP

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**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
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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!