



**236 Polar Avenue NE  
High River, Alberta**

**MLS # A2285830**



**\$79,900**

<b>Division:</b>	North Central High River		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	744 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** Garden shed

Affordable living at its best! You will enjoy living in your own space with no shared walls. Relax in your private yard, create a garden and bbq on your own patio. This 2 bedroom, 1 bath beauty has been refurbished with stylish vinyl plank flooring throughout and completely refreshed with new paint and modern trim. The bright kitchen has modern white cabinets, a huge peninsula and designer tile backsplash. The home includes all new appliances, (with limited warranties) including a stacked washer / dryer set and microwave / hood fan with direct ventilation. The bedrooms are a good size, with double closets in each. New light fixtures throughout, including LED lights and bulbs. Kitchen and bath fixtures are new and upgraded. Every inch of this home is clean and fresh! The exterior has been clad in maintenance free vinyl siding plus a aluminum soffits. Double paned vinyl windows with new drapes add to the comfort. This home is on a large, level lot that is partially fenced and includes a garden shed on a new base. The parking pad in front has space for 2 vehicles. Lot rental is \$1,000 per month which includes water, sewer and garbage removal. Immediate occupancy. Listing agent is the current owner.