



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

**MLS # A2292548**



**\$67,200**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Renovated 2 bedroom, 1 bathroom mobile in High River Village. There is a covered veranda with plenty of room for outdoor patio furniture and a mudroom entry in addition to the main entry. This home has durable vinyl plank throughout. The living room had a door added onto it to accommodate a 3rd tenant, but can easily be removed to its original state. The updated kitchen and dining area is spacious and there is also a built-in serving hutch / coffee bar with additional storage and counter space. The 5pc bathroom has dual vanities, shower/tub combo, toilet and also houses the washing machine. It resides in between the 2 bedrooms and there is a "cheater door" into the primary bedroom. The primary bedroom has bifold doors into a good sized closet. Outside the yard is fully fenced and there is a garden shed for any additional storage needs. Pad rent is currently set at \$956/mo and includes water/sewer, garbage removal, and snow plowing of common roadways. Move into this one and make it Your Home, Your Castle.