

**86 River Valley Estates  
Whitecourt, Alberta**

**MLS # A2258226**



**\$49,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Mobile/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b> 1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Concrete Driveway, Parking Pad	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	-		
<b>Inclusions:</b>	12 X 12 SHED		

For Sale: Charming Mobile Home in River Valley Estates! Discover this well-kept 3-bedroom, 2-bathroom mobile home located in one of Whitecourt's most desirable Mobile Home Park. Nestled in a tranquil cul-de-sac, this home offers a safe environment perfect for children and pets. Key Features: Spacious interior with newer hardwood floors, Large deck ideal for outdoor relaxation and entertaining. Fenced lot providing privacy and security. Built in 1986, this mobile home has been well maintained. Conveniently located within walking distance to grocery stores and Walmart, this property offers both comfort and accessibility. The monthly pad rent is \$620, which includes water, garbage, sewer, and snow removal. This affordable home is a fantastic alternative to renting, providing you with the opportunity to own your own space in a friendly community. Don't miss out on this opportunity!