

50, 145 East River Road
Hinton, Alberta

MLS # A2268858



\$39,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Hardisty | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 552 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: Window coverings, Shed

Located across from the communal green space in Parklane Mobile Estates, this home enjoys a great spot within the community just a short distance from schools and the Valley shopping district. Inside, you'll find a comfortable layout featuring two bedrooms, a 4-piece bathroom, and an open-concept living area with an eat-in kitchen and cozy living room. Step outside to a private covered deck overlooking the good-sized backyard, complete with a storage shed and raspberry canes for a sweet summer treat. The home also includes a 14' x 7' enclosed porch, perfect for a mudroom or extra storage space.