



**421 Kannell Drive NE**  
**High River, Alberta**

**MLS # A2269777**



**\$62,900**

**Division:** North Central High River

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 868 sq.ft. **Age:** 1971 (55 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Parking Pad, Paved

**Lot Size:** -

**Lot Feat:** 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>	Metal	<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)	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

High River Village is a quiet, family friendly park with generous lots in NE High River. This home has 2 bedrooms, a bright, modern kitchen with lots of storage, vinyl plank flooring in excellent condition, professionally painted interior. The many improvements include vinyl windows, a metal roof and vinyl siding. The 4 piece bathroom features modern fixtures and a newer tub surround. Fridge and stove included, The seller is Cove Homes, the park management company. They offer a benefits package that may include financing at a great rates, or more. Beyond the purchase price, all sites in the park rent for \$959 per month which includes water, sewer and garbage removal.