

**38 Hillpark Trailer Court  
Whitecourt, Alberta**

**MLS # A2281144**



**\$57,500**

**Division:** NONE

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 956 sq.ft. **Age:** -

**Beds:** 3 **Baths:** 1

**Garage:** Off Street

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** Shed.

This clean and bright 3-bedroom home offers 956 sq. ft. of comfortable, one-level living with an open floor plan through the kitchen, dining, and living areas. A major bonus is the brand-new furnace installed in January 2026. You will also find an updated electrical panel and a newer electric hot water tank! The home feels extra roomy thanks to 10 ft by 20 ft addition that provides a large entryway and a spacious third bedroom. Down the hall, you'll find two more bedrooms and a full bathroom leading out to yard with a storage shed that stays. The roof was replaced around 2015. This is a solid, low-maintenance option for a first-time buyer or anyone looking to downsize. It's move-in ready and available for a quick possession.