

223 Polar Avenue NE  
High River, Alberta

MLS # A2281784



**\$37,900**

<b>Division:</b>	North Central High River		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<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		

**Inclusions:** 2 Garden sheds

High River Village is a quiet, family friendly park with generous lots in NE High River. This is a 3 bedroom, 1 bath double wide home with the potential to be a nice family home. It does require an extensive amount of work to fulfill its potential. Kitchen cabinets have been removed, walls and floors need extensive repair. No appliances on site. What it does have is vinyl windows, vinyl siding exterior and a metal roof. There are 2 sheds in the large yard. 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.