

**318 Aurora Drive NE
High River, Alberta**

MLS # A2283632



\$119,000

Division:	North Central High River		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,000 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Natural Gas

Water: -

Floors: Vinyl

Sewer: -

Roof: Metal

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: Piling(s)

Utilities: -

Features: -

Inclusions: N/A

Thoughtfully rebuilt with longevity and design in mind. This 3-bedroom, 1-bath home has been fully renovated using materials selected for durability, efficiency, and timeless appeal. A steel roof and heavy-gauge steel siding with R-20 insulated skirting provide outstanding weather protection while keeping heating costs in check. A brand-new composite deck and enclosed mudroom extend the living space with both function and style. Inside, clean lines and quality finishes define the home, including quartz countertops, plywood-box shaker cabinetry, rolling island cupboards, and stainless steel appliances. The fully redesigned bathroom features a soaker tub and rainfall shower, creating a calm, modern retreat. (Quick notes: The the park lot charge is \$959 per month. Water/Sewer/Garbage are included. Buyer must be approved by Coves Park Management, there is a 2 pet maximum and 25\$ per pet per month fee) Completed with a fenced yard, double-driveway parking, and a location steps from the park, this home delivers refined design, solid construction, and long-term peace of mind — at a mobile-home price point.