

**12 Rivervalley Estates  
Whitecourt, Alberta**

**MLS # A2144009**



**\$79,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** SHED

Spacious mobile ready to move in. This 2 bedroom 1 bathroom home will impress. The 16x25' addition with vaulted ceilings will give you extra living space, and the bonus room could be used for an office or extra storage. Inside there have been many upgrades over the years; roof, windows, appliances, flooring, deck and hot water tank. The pie shaped yard is fully fenced with a gate to allow easy access to bring in quads or your boat. The large wrap around deck is perfect to enjoy BBQs or your morning coffee.