

**137 River Valley Estates  
Whitecourt, Alberta**

**MLS # A2154501**



**\$49,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

Move in ready and cute as a button! This 2 bedroom mobile home (previously 3) has had numerous upgrades and shows pride in ownership . It is immaculate and extremely well kept . This home features an enclosed porch(2018 with permits available) for added square footage , a large yard and a shed . All appliances are included . Some of the upgrades include , peaked roof , shingles, upgraded 1" styrofoam insulation,vinyl siding, new vinyl windows, new flooring, some new cabinets , bathroom remodel in 2021 4" chainlink fence at rear. This home is a great starter, retirement home or investment its truly a must to see.