

**46 Rivervalley Estates  
Whitecourt, Alberta**

**MLS # A2162763**



**\$69,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** REFRIGERATOR, STOVE, RANGE HOOD, WASHER/DRYER, DISWASHER, KITCHEN ISLAND, SHED, SANDBOX, FIREPIT

**MOVE IN READY!!!** Check out this updated 1100 sqft mobile in Rivervalley Estates. You are welcomed by a large addition with mudroom, extra room for storage and access to the back yard and the patio. The kitchen/dining area is full of natural light from the large windows, and has ample cabinets and counter space. The living room is welcoming and provides perfect sight into the kitchen; great for entertaining. There are 3 bedrooms and an updated 4 pc bathroom down the hall. Many upgrades have been completed over the years, including; roof, bathroom, hot water tank, kitchen, front porch to name a few. The yard is spacious and fully fenced with a concrete patio that's right off the addition. Great location within walking distance to shopping and restaurants. Nothing to do here but bring your bags.