

\$116,900 - 165 River Valley Estates, Whitecourt

MLS® #A2203966

\$116,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.17 Acres

NONE, Whitecourt, Alberta

Discover this gently lived-in 1998 - 16-wide WINALTA Manufactured home, perfectly situated in the desirable River Valley Estates. Spanning 1,216 square feet, this home offers a spacious and quality living environment.

This 3 bedrooms home is so open, airy and bright with great windows and a skylight in the kitchen. One of the bedrooms is currently used as an office with elegant glass doors.

The ceilings create a grandeur with high cathedral ceilings adding a sense of openness. The

bright and airy kitchen features a skylight, extra wall of cabinets and built in storage ideal for all

your cooking needs. Loads of Cabinets and counter space. Patio doors lead from the eat in kitchen area to a large deck. The open layout includes a cozy double-sided fireplace with red oak wood,

connecting the living room and kitchen, enhancing the warmth of the home.

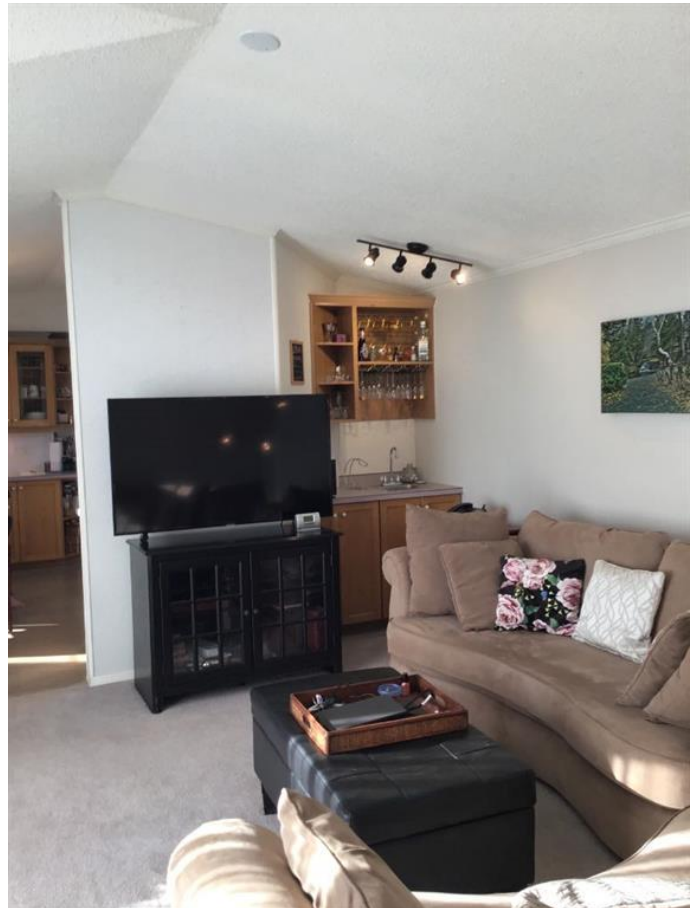
The master bedroom is truly a retreat with good closet space and a fabulous jacuzzi tub as well

as a stand alone shower. This large ensuite is fabulous.

Outdoor Amenities:

Generously sized lot with beautiful landscaping and a large- deck with partial cover on one end.

perfect for outdoor gatherings. The lot is



fenced, Providing privacy and security for your family and pets. As an added bonus there is large shed with power and 3 designated parking stalls on the pad for convenience.

To name a few recent upgrades would be new shingles in last 2 years NEW 25 year shingles, newer hot water tank, paint, a few new windows, as well as some cork flooring.

Don't miss this opportunity to make this charming mobile home your own! Perfect for families or anyone looking for a peaceful community with great amenities. To complete this package it comes complete with fridge, stove, dishwasher, washer, dryer, shed, window coverings and shed. with power. Nothing to do here but move in and enjoy your summer.

Built in 1998

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2203966 |
| Price | \$116,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.17 |
| Year Built | 1998 |
| Type | Mobile |
| Sub-Type | Mobile |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 165 River Valley Estates |
| Subdivision | NONE |
| City | Whitecourt |

County Woodlands County
Province Alberta
Postal Code T7S 1P1

Amenities

Parking Spaces 3
Parking Asphalt, Parking Pad

Interior

Interior Features Bookcases, Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Bar
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Double Sided



Exterior

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Near Golf Course, Interior Lot, Near Public Transit
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Piling(s)

Additional Information

Date Listed March 24th, 2025
Days on Market 40

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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