

# \$145,000 - 240 Polar Ave Ne, High River

MLS® #A2236341

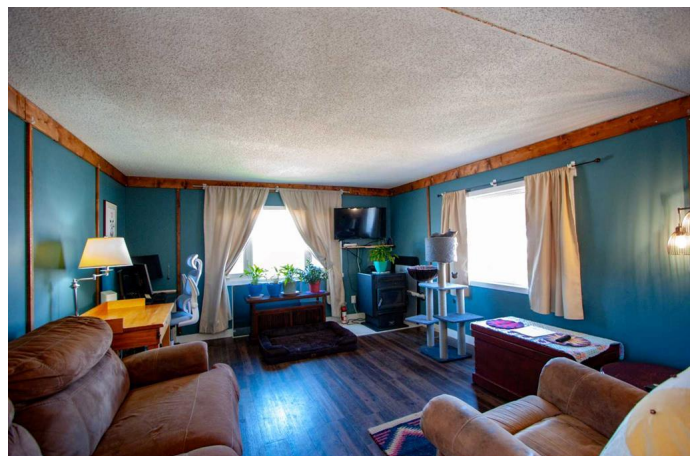
**\$145,000**

3 Bedroom, 2.00 Bathroom, 1,336 sqft

Mobile on 0.00 Acres

NONE, High River, Alberta

Welcome to this beautifully updated 3-bedroom, 2-bathroom home located in Cove Communities High River—a peaceful and well-maintained mobile home park in the heart of High River, Alberta. Nestled in a prime location, you'll enjoy the convenience of being just minutes from local shopping, schools, parks, and everyday amenities, all while soaking in the small-town charm and natural beauty that High River is known for. This bright and modern single-wide home features a spacious addition, offering extra living space and comfort. Inside, you'll find stylish custom touches, including freshly painted walls with warm wood trim accents and newer appliances throughout. Thoughtfully designed with plenty of storage, this home effortlessly combines function and style. Step outside to your fully fenced backyard, a private oasis perfect for relaxing or entertaining. Whether you're dreaming of a cozy campfire, a splashy summer pool, or a thriving garden, this yard has the space to make it yours. The back deck is ideal for soaking up the sun or enjoying a quiet moment of serenity. Affordable and charming—this home is a fantastic opportunity for anyone looking to enjoy the relaxed High River lifestyle.



## Essential Information

MLS® # A2236341

Price \$145,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,336                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 240 Polar Ave Ne |
| Subdivision | NONE             |
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 1J5          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Appliances      | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating         | Fireplace(s), Forced Air                         |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Wood Burning                                     |

### Exterior

|      |                        |
|------|------------------------|
| Roof | Asphalt Shingle, Metal |
|------|------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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