# \$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

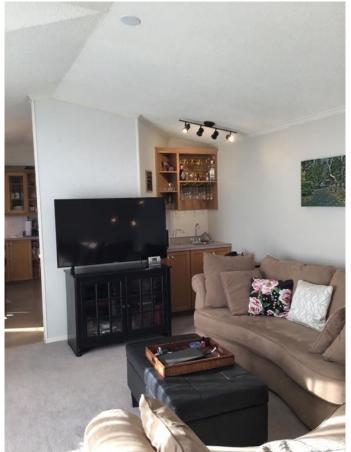
as a stand alone shower. This large ensuite is fabulous.

**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. Your Lot Rent does include water in Phase 1

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 Pad, Asphalt

Interior

Interior Features Bookcases, Built-in Features, High Ceilings, Jetted Lub, Laminate

Counters, No Smoking Home, Open Floorplan, Skylight(s), Storage,

Vinyl Windows, Bar, French Door

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 55

# **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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