# \$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.

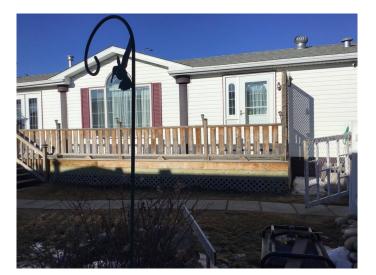
The master bedroom is truly a retreat with good closet space and a fabulous jacuzzi tub as well

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
Туре	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	

3

Parking Spaces Parking

#### Interior

Interior Features	Bar, Bookcases, Built-in Fea
	Tub, Laminate Counters,
	Skylight(s), Storage, Vinyl Wi
Appliances	Dishwasher, Electric Stov
	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room

Asphalt, Parking Pad



## Exterior

Lot DescriptionBack Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low<br/>Maintenance Landscape, Near Golf Course, No Neighbours Behind,<br/>Near Public TransitRoofAsphalt ShingleConstructionVinyl SidingFoundationPiling(s)

## **Additional Information**

Date ListedMarch 24th, 2025Days on Market18

# **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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