

# \$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.

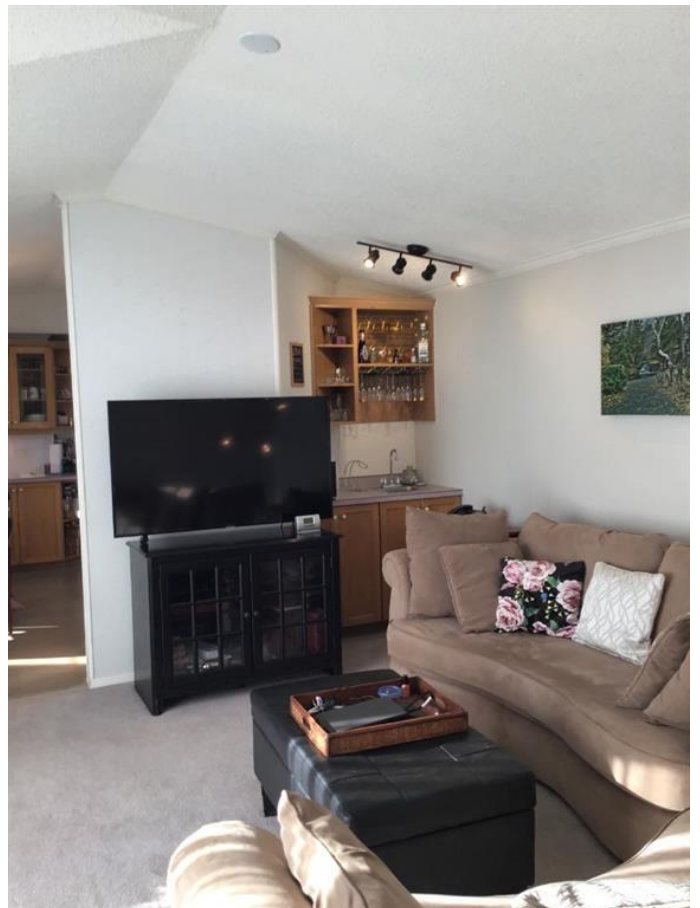
The master bedroom is truly a retreat with good closet space and a fabulous jacuzzi tub as well

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 Parking Pad, Asphalt

### Interior

Interior Features Bar, Bookcases, Built-in Features, Full Bath, Full Kitchen, Full Tub, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows  
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, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Near Public Transit, No Neighbours Behind, Near Golf Course  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Piling(s)

### Additional Information

Date Listed March 24th, 2025  
Days on Market 26

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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