

# \$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 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



**Exterior**

Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low  
 Maintenance Landscape, Near Golf Course, No Neighbours Behind,  
 Near Public Transit

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

**Additional Information**

Date Listed March 24th, 2025

Days on Market 9

**Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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