

# \$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	Parking Pad, Asphalt

### Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Jetted Tub, 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	48

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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