$87,500 - 206 Polar Avenue, High River

MLS® #A2260583

$87,500
2 Bedroom, 1.00 Bathroom, 952 sqft
Mobile on 0.00 Acres

NONE, High River, Alberta

Welcome to High River Village, a quiet and family-friendly community located in NE High River. This beautifully updated mobile home offers modern comfort and thoughtful upgrades throughoutâ€”perfect for first-time buyers, downsizers, or anyone looking for affordable, stylish living in a welcoming neighborhood. The home features a fully fenced yard, a covered porch with a spacious deck, and a well-kept green lawnâ€”ideal for kids, pets, and outdoor gatherings. A storage shed provides extra space for tools, bikes, or seasonal gear. Inside, you'll find a cozy, sun-filled living room and a welcoming dining area, creating a warm and inviting atmosphere for family time or entertaining guests. Recent renovations include new vinyl windows throughout, low-maintenance vinyl siding, and a durable metal roof, ensuring long-term value and peace of mind. The home also comes with a new washer and dryer and a new accessibility ramp, adding both convenience and inclusivity. With 2 bedrooms and 1 full bathroom, this home offers a functional layout perfect for small families or those looking to downsize without compromise. Donâ€™t miss the opportunity to live in this move-in-ready home in one of High Riverâ€™s most peaceful and family-oriented communities.

Built in 1976

Essential Information

MLS® #	A2260583
Price	$87,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	0.00
Year Built	1976
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	206 Polar Avenue
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Exterior

Exterior Features	Awning(s), Storage
Lot Description	Back Yard, Front Yard
Roof	Metal
Construction	Vinyl Siding

Additional Information

Date Listed	September 27th, 2025
Days on Market	13

Listing Details

Listing Office Real Broker

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