



## 206 Polar Avenue High River Alberta

\$87,500

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 throughout—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 lawn—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. The pad fees include; water, sewer, garbage removal, site maintenance, and park management. miss the opportunity to live in this move-in-ready home in one of High River's most peaceful and family-oriented communities. (id:6769)

Living room 14.00 Ft x 15.00 Ft

Bedroom 9.25 Ft x 9.83 Ft

Primary Bedroom 10.00 Ft x 13.42 Ft

4pc Bathroom 6.92 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
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<https://www.danielaceglarskireales.tate.net/>

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