



## 206 Polar Avenue High River Alberta

\$84,999

Welcome to High River Village, a quiet, family-friendly community in NE High River. This beautifully updated mobile home offers modern comfort and thoughtful upgrades throughout—ideal for first-time buyers, downsizers, or anyone seeking affordable, stylish living in a welcoming neighborhood. The home features a fully fenced yard, a covered porch with a spacious deck, and a well-maintained green lawn, perfect for kids, pets, and outdoor entertaining. A storage shed provides convenient space for tools, bikes, or seasonal items. Inside, enjoy a bright, sun-filled living room and a welcoming dining area, creating a warm and inviting space for everyday living or hosting guests. Recent upgrades include new vinyl windows, low-maintenance vinyl siding, and a durable metal roof, offering long-term value and peace of mind. Additional highlights include 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 and comfortable layout well-suited for small families or those looking to downsize without sacrificing comfort. Pad fees include water, sewer, garbage removal, site maintenance, and park management. Don't miss this opportunity to own a 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:  
Real Broker

<https://www.danielaceglarskireales.tate.net/>

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