

**45 Evergreen Trailer Park  
Whitecourt, Alberta**
**MLS # A2266175**

# \$59,900



<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Charming 2 bedroom mobile in Evergreen Trailer Court. As you enter you are welcomed by a bright kitchen with eating area. There is plenty of white cabinetry and newer black appliances which are included. The living room is spacious and flows right off the kitchen. Down the hall you will find the primary bedroom steps away from the 4 pc bathroom, laundry room with extra storage, and a spare bedroom. A bonus is the 8x8 mudroom addition that creates extra room for a freezer or more storage. Outside you'll find a large yard, with tarp shed and 8x10 shed as well as the 9x28' deck to enjoy. With lots of updates this home is ready for you. Updates include drywall, plumbing, electrical, flooring, hot water tank, windows just to name a few.