

**52 Riverside Trailer Court
Whitecourt, Alberta****MLS # A2267861****\$42,500**

Division:	NONE	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,464 sq.ft.	Age: 1979 (47 yrs old)
Beds:	3	Baths: 1
Garage:	Outside, Stall, Unpaved	
Lot Size:	-	
Lot Feat:	-	

Heating: Forced Air**Water:** -**Floors:** Carpet, Laminate, Linoleum**Sewer:** -**Roof:** Metal**Condo Fee:** -**Basement:** -**LLD:** -**Exterior:** -**Zoning:** -**Foundation:** -**Utilities:** -**Features:** -**Inclusions:** 8x10 shed, All furnishings currently in the home stay and are included in the purchase price.

Calling all carpenters and DIY enthusiasts! Looking for an affordable project? This property is ideal as an investment opportunity or a home you can truly make your own! Situated on a large, fenced end lot with two parking stalls, this mobile home offers plenty of outdoor space — perfect for a garden or relaxing in the yard. Inside, you'll find 3 bedrooms and 1 bathroom, ready for your personal touch and creativity. A spacious 10x40 addition provides even more versatility — use it as a cozy den, an extra bedroom, or a home office. Several important updates have already been completed, including plumbing, wiring, furnace, and a durable tin roof. A 10x8 shed is also included for lots of storage. The home is being sold fully furnished, with all existing furniture included, and immediate possession is available. With a little TLC, this property has enormous potential!