

**421 Kannell Drive NE
High River, Alberta**
MLS # A2269777


\$62,900

Division: North Central High River

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 868 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 2 **Baths:** 1

Garage: Parking Pad, Paved

Lot Size: -

Lot Feat: Level

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	See Remarks		
Inclusions:	N/A		

High River Village is a quiet, family friendly park with generous lots in NE High River. This home has 2 bedrooms, a bright, modern kitchen with lots of storage, vinyl plank flooring in excellent condition, professionally painted interior. The many improvements include vinyl windows, a metal roof and vinyl siding. The 4 piece bathroom features modern fixtures and a newer tub surround. Fridge and stove included, The seller is Cove Homes, the park management company. They offer a benefits package that may include financing at a great rates, or more. Beyond the purchase price, all sites in the park rent for \$959 per month which includes water, sewer and garbage removal.