

**38 Hillpark Trailer Court  
Whitecourt, Alberta**
**MLS # A2281144**

**\$57,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed.

This clean and bright 3-bedroom home offers 956 sq. ft. of comfortable, one-level living with an open floor plan through the kitchen, dining, and living areas. A major bonus is the brand-new furnace installed in January 2026. You will also find an updated electrical panel and a newer electric hot water tank! The home feels extra roomy thanks to 10 ft by 20 ft addition that provides a large entryway and a spacious third bedroom. Down the hall, you'll find two more bedrooms and a full bathroom leading out to yard with a storage shed that stays. The roof was replaced around 2015. This is a solid, low-maintenance option for a first-time buyer or anyone looking to downsize. It's move-in ready and available for a quick possession.