

**437 Kanell Drive NE  
High River, Alberta**

**MLS # A2281188**

**\$120,000**



**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** -

**Foundation:** Other

**Utilities:** -

**Features:** Double Vanity

**Inclusions:** N/A

Welcome to this beautifully renovated, move-in-ready mobile home, boasting just over 1,400 square feet of living space and designed for comfortable, easy living with a bright and open feel. This bright and open-concept home offers 3 spacious bedrooms and 2 full bathrooms, including a large primary ensuite featuring a relaxing soaker tub and dual sinks. Large windows throughout fill the home with natural light, while generous closet space and abundant storage make everyday living easy and organized. A separate laundry room adds to the home's thoughtful layout. Recent upgrades provide true peace of mind, with extensive renovations completed throughout, far too many to list. Major improvements include a new roof, new furnace, newer hot water tank, and a wood stove with current WETT inspection, perfect for cozy evenings at home. Outside, enjoy a large covered porch, fenced yard, storage shed, and a covered carport—the next best thing to a garage. The park itself offers excellent amenities such as a playground, RV storage, plenty of guest parking, and a welcoming, family-oriented atmosphere. Located close to schools, shopping, walking paths, and with easy highway access, this home delivers both tranquility and convenience. Don't miss this opportunity to own a beautifully updated home in a fantastic location, schedule your private showing today!