

**318 Aurora Drive NE  
High River, Alberta**

**MLS # A2283632**

**\$119,000**



<b>Division:</b>	North Central High River		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		
<b>Inclusions:</b>	N/A		

Thoughtfully rebuilt with longevity and design in mind. This 3-bedroom, 1-bath home has been fully renovated using materials selected for durability, efficiency, and timeless appeal. A steel roof and heavy-gauge steel siding with R-20 insulated skirting provide outstanding weather protection while keeping heating costs in check. A brand-new composite deck and enclosed mudroom extend the living space with both function and style. Inside, clean lines and quality finishes define the home, including quartz countertops, plywood-box shaker cabinetry, rolling island cupboards, and stainless steel appliances. The fully redesigned bathroom features a soaker tub and rainfall shower, creating a calm, modern retreat. (Quick notes: The park lot charge is \$959 per month. Water/Sewer/Garbage are included. Buyer must be approved by Coves Park Management, there is a 2 pet maximum and 25\$ per pet per month fee) Completed with a fenced yard, double-driveway parking, and a location steps from the park, this home delivers refined design, solid construction, and long-term peace of mind — at a mobile-home price point.