

# \$87,500 - 206 Polar Avenue, High River

MLS® #A2260583

**\$87,500**

2 Bedroom, 1.00 Bathroom, 952 sqft

Mobile on 0.00 Acres

NONE, High River, Alberta

Welcome to High River Village, a quiet and family-friendly community located in NE High River. This beautifully updated mobile home offers modern comfort and thoughtful upgrades throughout—perfect for first-time buyers, downsizers, or anyone looking for affordable, stylish living in a welcoming neighborhood. The home features a fully fenced yard, a covered porch with a spacious deck, and a well-kept green lawn—ideal for kids, pets, and outdoor gatherings. A storage shed provides extra space for tools, bikes, or seasonal gear. Inside, you'll find a cozy, sun-filled living room and a welcoming dining area, creating a warm and inviting atmosphere for family time or entertaining guests. Recent renovations include new vinyl windows throughout, low-maintenance vinyl siding, and a durable metal roof, ensuring long-term value and peace of mind. The home also comes with a new washer and dryer and a new accessibility ramp, adding both convenience and inclusivity. With 2 bedrooms and 1 full bathroom, this home offers a functional layout perfect for small families or those looking to downsize without compromise. Don't miss the opportunity to live in this move-in-ready home in one of High River's most peaceful and family-oriented communities.

Built in 1976

## Essential Information



MLS® #	A2260583
Price	\$87,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	0.00
Year Built	1976
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	206 Polar Avenue
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Appliances	Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air

### Exterior

Exterior Features	Storage, Awning(s)
Lot Description	Back Yard, Front Yard
Roof	Metal
Construction	Vinyl Siding

### Additional Information

Date Listed	September 27th, 2025
Days on Market	2

### Listing Details

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