

# **\$85,500 - 236 Polar Avenue Ne, High River**

---

MLS® #A2260641

## **\$85,500**

2 Bedroom, 1.00 Bathroom, 744 sqft

Mobile on 0.00 Acres

North Central High River, High River, Alberta

Affordable living at its best! Available immediately! This 2 bedroom, 1 bath beauty has been refurbished with stylish vinyl plank flooring throughout and completely repainted. The bright kitchen has luxurious white cabinets, a huge peninsula and a stylish, modern backsplash. The home includes all new appliances, (with warranties) including a stacked washer / dryer set and microwave / hood fan with direct ventilation. The bedrooms are a good size, with double closets in each. New light fixtures throughout, including LED lights and bulbs. Kitchen and bath fixtures are new and upgraded. Every inch of this home is clean and fresh! The exterior has been clad in maintenance free vinyl siding plus a aluminum soffits. New, double paned vinyl windows with new drapes add to the comfort. This home is on a large, level lot that is partially fenced and includes a great garden shed on a new base. The parking pad in front has space for 2 vehicles. Listing agent is the current owner.



Built in 1974

## **Essential Information**

MLS® #	A2260641
Price	\$85,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	744

Acres	0.00
Year Built	1974
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	236 Polar Avenue Ne
Subdivision	North Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J6

### Amenities

Utilities	Cable Connected, Electricity, Gas, Water, Sewer, Garbage Collection, Fiber Optic
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Dishwasher, Stacked
Heating	Forced Air, Natural Gas

### Exterior

Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood, Piling(s)

### Additional Information

Date Listed	September 28th, 2025
Days on Market	4

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is



deemed reliable but is not guaranteed accurate by Pillar 9. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.