

# \$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 modern 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. 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 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 Piling(s), Wood

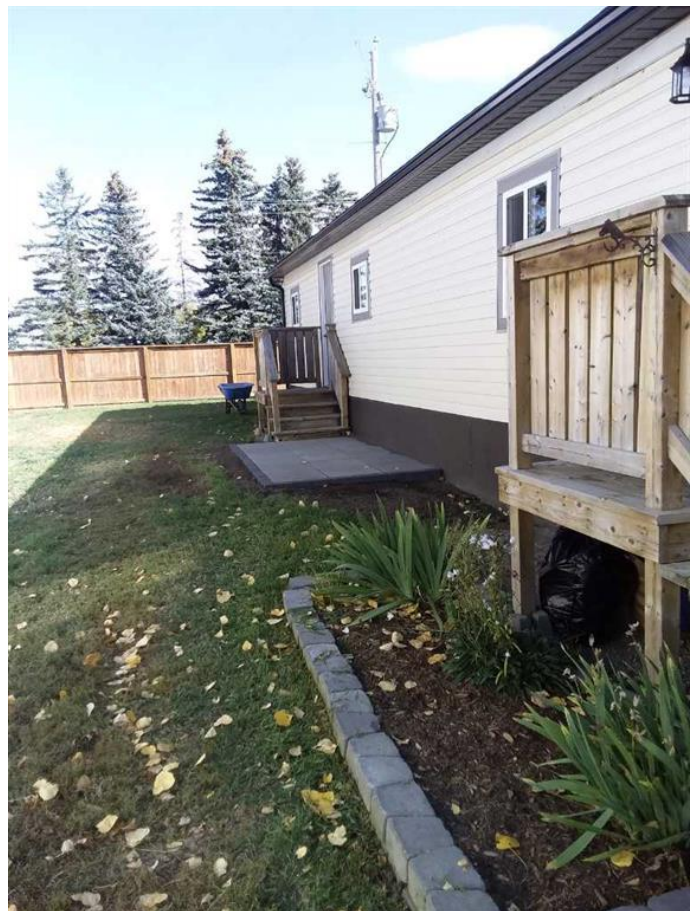
### Additional Information

Date Listed September 28th, 2025

Days on Market 15

### Listing Details

Listing Office Royal LePage Benchmark



deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.