



**GRASSROOTS**  
REALTY GROUP

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26, 1712 23 Street  
Coaldale, Alberta

MLS # A2226745



**\$193,000**

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Walk-In Closet(s)		

**Inclusions:** REFRIGERATOR, STOVE, DISHWASHER, WASHER/DRYER, AIR CONDITIONING, SHED, WINDOW COVERINGS

Enjoy the BEST features of this mobile home situated in Garden Grove Mobile Home Park! Not only is it Great affordable living in Coaldale, it also offers close proximity to top amenities such as: Shift Community Recreation Centre, Kin Picnic Shelter, Birds of Prey and great nature walking paths. Experience breathtaking scenery and observe local wildlife in nearby parks and trails from stunning sun rises to sunsets! On top of it all a serene back yard for those who love to garden with planter boxes and garden spaces, Plus an updated large, private deck to host BBQs or to just sit back and relax! Greeted with beautiful Hops Vines as you first enter this charming and eclectic home that offers the perfect blend of comfort, convenience and nature making it an ideal choice for families, retirees or anyone seeking a peaceful retreat. With generous living spaces, a bright and open layout right into your kitchen with updated appliances, ample storage and a feature skylight providing more natural lighting! A large Primary bedroom with an ensuite and walk-in closet, with two other bedrooms available. With many updates including being re-leveled, new tin skirting, exterior painting, updated eavestroughs, new toilets, large deck, new fridge, new stove and a repaved driveway! Lease rate includes water, sewer and garbage removal. Don't miss out on this fantastic opportunity to own a home in a welcoming and vibrant community.