



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4447 Park Crescent
Coronation, Alberta**

MLS # A2250308



\$169,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,484 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Step inside this beautifully updated 1,483 sq. ft. mobile home and discover comfort, style, and space in perfect harmony. Everything here is new or newer — from the central air and upgraded windows to the modern light fixtures and gorgeous vinyl plank flooring throughout. Freshly painted in a welcoming palette, the open layout features 3 spacious bedrooms, 2 full bathrooms, vaulted ceilings, huge sky lite in the kitchen, this is an affordable home with room for everyone. The fully fenced yard is your private retreat, complete with a large fenced-in garden, cozy fire pit, and a huge two-story shed for all your storage or hobby needs. The extended single garage offers plenty of room for parking and includes a dedicated workshop area. All the work has been done — just unpack and enjoy. This home truly must be seen to be appreciated.