



GRASSROOTS
REALTY GROUP

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59, 1712 23 Street
Coaldale, Alberta

MLS # A2270716



\$175,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,290 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, 2 sheds

Welcome to Garden Grove Mobile Home Park! This well-maintained 3-bedroom, 2-bathroom mobile home, built in 2000, offers comfort, style, and exceptional value in a peaceful community setting. Step inside to an inviting open-concept living room, dining room, and kitchen, perfect for entertaining or enjoying cozy nights in. The home features newer flooring throughout and brand-new kitchen appliances, making meal prep and daily living a breeze. Stay comfortable year-round with central air conditioning. The spacious primary bedroom includes a walk-in closet and a private ensuite, creating a relaxing retreat at the end of the day. Two additional bedrooms and a second full bath provide plenty of room for family, guests, or a home office. Major updates add peace of mind, including a new roof installed 4 years ago and a new hot water tank. Outside, enjoy the Alberta sunshine on your deck overlooking a large, private yard—ideal for gardening, kids, pets, or simply unwinding in your own outdoor space. Located in the desirable Garden Grove community, this property offers affordable living without sacrificing comfort or convenience. Move-in ready and waiting for its next owner—don't miss this opportunity!