



GRASSROOTS
REALTY GROUP

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**4467 Park Crescent
Coronation, Alberta**

MLS # A2275577



\$129,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, Level, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	MHR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: ALL FURNITURE NEGOTIABLE

Welcome to Coronation, this beautiful three bedroom two bathroom modular home , sits on a fully fenced owned lot. This 1216 sq ft home has been well kept in the many years by the owners, with upgraded shingles in the past 5 years, vinyl windows, vinyl plank flooring and linoleum, painting, central ac and newer furnace.The interior shows the pride of ownership and will be a lovely home for years to come. The home also has a covered deck with a walkway between the two entrances, along with a front ramp making the transition to the house easier. Out back is the storage shed and in the front is the lovely carport just perfect to keep the elements off the vehicle. The modular is fully skirted and has been trouble free for years with maintenance as a priority.