



**315 Yardmaster Avenue
Coaldale, Alberta**

MLS # A2292986



\$199,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,440 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: Ceiling Fan(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

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

Welcome to this beautifully maintained mobile home in the desirable Station Grounds community in Coaldale! Offering 3 spacious bedrooms and 2 full bathrooms, this home features a sprawling layout offering plenty of space for family, guests, or even a home office. The open-concept living area gives the home a bright and roomy feel, with a nice flow between the living room, kitchen, and dining area—perfect for every day living or hosting friends. The primary bedroom comes with its own ensuite, offering a bit of extra privacy, convenience, and a comfortable retreat at the end of the day. Step outside to enjoy your own private yard, fully fenced for your pet, and complete with garden boxes—ideal for those with a green thumb or anyone looking to relax in a peaceful outdoor setting. Pride of ownership is evident throughout, with the home being exceptionally well cared for and move-in ready. A fantastic opportunity to enjoy affordable, low-maintenance living in a friendly community! Contact your favorite REALTOR® today for a showing.