



**211 Railway Avenue
Coaldale, Alberta**

MLS # A2295784



\$249,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: N/A

Perfectly positioned on a corner lot, this 1,216-square-foot residence offers an exceptional blend of modern interior efficiency and high-value exterior amenities, headlined by a single detached garage and an expansive deck designed for quintessential outdoor living. The 76' x 16' floor plan is anchored by a central, open-concept kitchen and vaulted living area that serves as a natural privacy buffer between the sleeping wings, ensuring the sprawling master retreat—complete with a four-piece ensuite and walk-in closet—remains a secluded sanctuary. Opposite the main living hub, two additional well-proportioned bedrooms and a full guest bath provide the ideal layout for a growing family or a sophisticated home office setup. Beyond the interior's vaulted ceilings and functional utility room, the property's exterior features a clean, neutral-toned facade with professional skirting and a detached garage (14x24) that provides essential shelter and supplemental storage. Perfect for first time buyers or even consider adding this to your portfolio. Contact your Realtor today and schedule your own private viewing.