



206 Railway Avenue
Coaldale, Alberta

MLS # A2296499



\$225,000

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:	Parking Pad, Single Garage Attached		
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: shed Garage door opener and remote

Welcome to Station Grounds Park in Coaldale! This well-kept 3-bedroom, 2-bathroom single wide mobile home offers a functional open floor plan with an inviting living space. The spacious kitchen and dining area flow seamlessly into the living room, creating a comfortable layout for everyday living. The primary bedroom features a private ensuite complete with a relaxing soaker tub, while two additional bedrooms and a full bath provide flexibility for family, guests, or a home office. Enjoy the added convenience of an attached single garage, along with a deck and storage shed. The yard is beautifully maintained, offering a great outdoor space to relax or garden. A solid opportunity for affordable living in a well-established Coaldale community.