



**30, 1712 23 Street  
Coaldale, Alberta**

**MLS # A2297591**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** Fridge, Stove, B/I Dishwasher, OTR Microwave, 3 Sheds, Curtains & Blinds, Central A/C

The original owner of this 3 bedroom home has maintained and cared for it over time. Enjoy the rain showers to sunsets and morning coffees on the covered deck or enclosed addition. On one end of this immaculate place you'll find a nice sized primary bedroom featuring a 3pc ensuite with walk in shower and large closet space. The opposite end has 2 bedrooms and a 4pc bathroom. Enjoy the open flow of the living, dining and kitchen spaces where you'll have plenty of cabinetry for all your needs and a kitchen island with electricity for extra countertop. Other features include A/C, updated plumbing, tall toilets, hot water on demand and vaulted ceilings. Outside there are 3 storage sheds with one having electricity to it for more of a workshop. Situated next to a green strip gives you that extra privacy. Fees of \$510/month include your garbage, water and sewer costs.