



10, 1712 23 Street
Coaldale, Alberta

MLS # A2301796



\$162,900

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|------------------|---------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,214 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------|-------------------|------------|
| Heating: | Electric, Floor Furnace | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | 15-9-20-W4 |
| Exterior: | Vinyl Siding | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s) | | |

Inclusions: Window Coverings

Welcome to the lovely town of Coaldale. Spacious and inviting, this home features an open concept layout filled with natural light. Perfect for comfortable living and entertaining! Upgrades galore! You'll enjoy new roof, eaves troughs, deck, paint inside and out, new hot water tank and plumbing, new faucets and vinyl plank throughout. Step out to a large deck ideal for relaxing or hosting gatherings, overlooking a generously sized yard that offers endless possibilities for gardening, play, or outdoor activities. A warm and welcoming home with plenty of space inside and out. Book your showing to view this move-in ready home!