



**4825 MINERS Road W  
Coalhurst, Alberta**

**MLS # A2184679**



**\$184,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Coalhurst                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile                         |               |                   |
| <b>Size:</b>     | 1,072 sq.ft.                   | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Rectangular Lot    |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Membrane                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | P-L |
| <b>Foundation:</b> | None                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |                   |     |

**Inclusions:** none

Low cost living in Coalhurst . Own your own lot and live in this must see 3 large bedroom mobile home. School bakery and water park in walking distance. new flooring and fresh paint throughout. Some more updating in progress including some exterior work. If not completed cement shingles included. Larger shed has electricity. Best value discretionary use zoning well suited for a duplex