



63, 1712 23 Street
Coaldale, Alberta

MLS # A2202066



\$179,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,199 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, washer, dryer, window coverings, A/C, shed

Located in the quiet and friendly Garden Grove Mobile Park in Coaldale, this home offers both comfort and a prime location. With 3 spacious bedrooms and 2 full bathrooms, this home has the ideal layout with its thoughtful design including a second bathroom, perfect for family or guest use. The living room seamlessly flows into the dining area and kitchen, creating a welcoming and expansive home. The kitchen is a highlight, featuring an abundance of cupboard space and plenty of storage. The primary bedroom offers a peaceful retreat, complete with a private ensuite bathroom for your comfort and convenience. Step outside to enjoy the added benefit of a paved parking pad for two vehicles and a storage shed providing additional space for tools, equipment, or other items. The combination of a peaceful living environment and proximity to these upcoming amenities makes this an ideal place to call home. Don't miss out on this fantastic opportunity to own a well-cared-for home in a thriving community!