



GRASSROOTS
REALTY GROUP

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**4806 6 Street
Coalhurst, Alberta**

MLS # A2202752

\$137,900



| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 992 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Irregular Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | r-1 |
| Foundation: | Block | Utilities: | - |
| Features: | See Remarks | | |

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|--------------------|-----|
| Inclusions: | N/A |
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This home is perfect for the do it yourselfer. Good bone mostly drywalled except for bath and laundry ceiling. Some windows replaced with 4 more loose in garage. Needs everything. Priced with that in mind. Land rezoned for possibilities for future development.