

# \$179,000 - 63, 1712 23 Street, Coaldale

MLS® #A2202066

**\$179,000**

3 Bedroom, 2.00 Bathroom, 1,199 sqft

Mobile on 0.00 Acres

NONE, Coaldale, Alberta

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!



## Essential Information

MLS® #	A2202066
Price	\$179,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,199
Acres	0.00
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	63, 1712 23 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M1P3

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Appliances	Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

### **Exterior**

Roof	Asphalt Shingle
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### **Additional Information**

Date Listed	March 14th, 2025
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### **Listing Details**

Listing Office	Onyx Realty Ltd.
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