

**4806 6 Street
Coalhurst, Alberta**

MLS # A2240532

\$134,500



Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	992 sq.ft.	Age: 1972 (54 yrs old)
Beds:	2	Baths: 1
Garage:	Off Street, Parking Pad, Single Garage Detached	
Lot Size:	0.11 Acre	
Lot Feat:	Back Lane, Back Yard, Irregular Lot	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Metal, None	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Block, Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Great for the DIYer .This home has had some recent upgrades, including opening the addition to include covered patio. Addition exterior finished in Hardieboard siding , smart trim, fascia and new eavestrough and downspouts. Plumbing Throughout was completely redone in the Spring and furnace inspected. Interior almost completely drywalled. up graded windows with a few more in garage that can be added .Double driveway and super single garage for lots of parking. Location close to School and spray park parks and trails and short walk to get a treat from the awesome bakery