

**4404 PARK Crescent  
Coronation, Alberta**

**MLS # A2267297**

**\$119,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b> 1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.20 Acre	
<b>Lot Feat:</b>	Lawn, Level, Rectangular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Totally renovated 1994, 16x74 mobile, with three bedrooms and two bathrooms, sitting on its own(no fees) lot in Coronation has the following- new vinyl plank glue down flooring, new asphalt singled roof, new siding, some new windows, new hot water tank, new water lines, insulated and painted skirting, new eaves troughs, leveling of the home, and heat trace on the water lines below. The furnace has been fixed and is operating as normal. This home comes fully painted, with some new fixtures in the bathrooms, new gorgeous glass shower doors in the main bathroom, the 4 piece en suite all done up, painted cupboards, new range hood, , new sink and near new fridge and stove. The walls are accented with wood style paneling, giving it a very stylish look. The light fixtures throughout the home have also been upgraded to modern style ones. There is outside parking off the street with empty lots beside you. With a ton of work put into this one, there is only the thought of how long it will take you to pack you bags and enjoy the renovated home. Early possession for the approved buyer is available.