

**307 Spurline Avenue
Coaldale, Alberta**

MLS # A2275064



\$209,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,216 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Front Drive, Off Street, Parking Pad, Paved | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Garden, Zero Lot Line | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | Metal Frame, Vinyl Siding, Wood Frame | Zoning: | - |
| Foundation: | Block | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Washer, Dryer, Microwave Oven, Range Hood, Central A/C, Hot Tub, and Pergola.

Are you looking for an affordable home in Southern Alberta? In a great location? Take a closer look at this 2008, 1216 sq. ft home in Station Grounds. A quiet and well-maintained Manufactured Housing Community in Coaldale, AB. Coaldale is a growing and desirable community with almost all amenities and that sought after "Small Town Feel". This property features off-street parking for 2 vehicles, a fenced yard with garden boxes and a ready-to-go hot tub with a pergola over it. Step inside and enjoy the semi-open concept living room, dining room, and kitchen. The well-appointed kitchen features a built in China cabinet, 4 appliances, a large step-in pantry, and the added convenience of the laundry, just around the corner. In the back of the home you will find the master suite, featuring a large bedroom that could easily accommodate a king suite of furniture, a walk-in closet and a 4-pc ensuite bathroom with a jet tub. In the front of the home there are 2 more bedrooms with closets. One is a good size for an office, project room, or baby room. The other is a larger bedroom with extra storage. The second 4-pc bathroom with a one-piece tub and shower surround is between these 2 bedrooms. Come and see this well laid out property with extra features! It won't last long!