

**212 Engineer Avenue
Coaldale, Alberta****MLS # A2279515****\$279,900**

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: gazebo with tarp, shed, security camera

Welcome to 212 Engineer Avenue located in the Manufactured Housing Community of STATION GROUNDS in Coaldale. This 20 foot wide Triple M Housing home built in 2018 offers you 1520 square feet of comfort and care-free living. From the spacious open concept living room and kitchen/dining area with kitchen island to the primary bedroom with large walk-in closet with 5 piece ensuite, I'm sure you will be impressed. There's a separate laundry/furnace room and lots of closet and pantry space. At the other end of the home are located two bedrooms, one of which could be a dandy bright office or craft room, and another 4 piece bathroom. Several appliances are included in the price as well as the gazebo (with tarp) and 10ft x 8ft shed. The parking pad will accommodate two vehicles. Pets are welcome (with restrictions as to type and size). Also, the potential buyer (no age restriction) must be pre-approved by park management located in the park. Interested? Why wait! Contact your favorite REALTOR® now and have a look at all that this home offers you.