

**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.