

**4806 6 Street  
Coalhurst, Alberta**

**MLS # A2240532**

# \$134,500



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot		

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

**Inclusions:** N/A

This home is perfect for the do it yourselfer. Good bone mostly drywalled except for bath and laundry ceiling. Some windows replaced with 4 more loose in garage. Needs everything. Priced with that in mind. Land rezoned for possibilities for future development.