

4447 Park Crescent  
Coronation, Alberta

MLS # A2250308



**\$169,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b> 1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad, Single Garage Attached	
<b>Lot Size:</b>	0.13 Acre	
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, 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>	R1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Step inside this beautifully updated 1,483 sq. ft. mobile home and discover comfort, style, and space in perfect harmony. Everything here is new or newer — from the central air and upgraded windows to the modern light fixtures and gorgeous vinyl plank flooring throughout. Freshly painted in a welcoming palette, the open layout features 3 spacious bedrooms, 2 full bathrooms, vaulted ceilings, huge sky lite in the kitchen, this is an affordable home with room for everyone. The fully fenced yard is your private retreat, complete with a large fenced-in garden, cozy fire pit, and a huge two-story shed for all your storage or hobby needs. The extended single garage offers plenty of room for parking and includes a dedicated workshop area. All the work has been done — just unpack and enjoy. This home truly must be seen to be appreciated.