

**4447 Park Crescent
Coronation, Alberta**

MLS # A2250308

\$169,900



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

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | 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.