

307 Spurline Avenue  
Coaldale, Alberta

MLS # A2275064



**\$219,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Mobile/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Front Drive, Off Street, Parking Pad, Paved	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Garden, Zero Lot Line	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Washer, Dryer, Microwave Oven, Range Hood, Central A/C, Hot Tub, and Pergola.

Are you looking for an affordable home in Southern Alberta? In a great location? Take a closer look at this 2008, 1216 sq. ft home in Station Grounds. A quiet and well-maintained Manufactured Housing Community in Coaldale, AB. Coaldale is a growing and desirable community with almost all amenities and that sought after "Small Town Feel". This property features off-street parking for 2 vehicles, a fenced yard with garden boxes and a ready-to-go hot tub with a pergola over it. Step inside and enjoy the semi-open concept living room, dining room, and kitchen. The well-appointed kitchen features a built in China cabinet, 4 appliances, a large step-in pantry, and the added convenience of the laundry, just around the corner. In the back of the home you will find the master suite, featuring a large bedroom that could easily accommodate a king suite of furniture, a walk-in closet and a 4-pc ensuite bathroom with a jet tub. In the front of the home there are 2 more bedrooms with closets. One is a good size for an office, project room, or baby room. The other is a larger bedroom with extra storage. The second 4-pc bathroom with a one-piece tub and shower surround is between these 2 bedrooms. Come and see this well laid out property with extra features! It won't last long!