

**4467 Park Crescent  
Coronation, Alberta**

**MLS # A2275577**

**\$129,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, Level, P		

<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 Siding	<b>Zoning:</b>	MHR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	ALL FURNITURE NEGOTIABLE		

Welcome to Coronation, this beautiful three bedroom two bathroom modular home , sits on a fully fenced owned lot. This 1216 sq ft home has been well kept in the many years by the owners, with upgraded shingles in the past 5 years, vinyl windows, vinyl plank flooring and linoleum, painting, central ac and newer furnace. The interior shows the pride of ownership and will be a lovely home for years to come. The home also has a covered deck with a walkway between the two entrances, along with a front ramp making the transition to the house easier. Out back is the storage shed and in the front is the lovely carport just perfect to keep the elements off the vehicle. The modular is fully skirted and has been trouble free for years with maintenance as a priority.