

**212 Engineer Avenue  
Coaldale, Alberta**

**MLS # A2279515**



# \$279,900

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** gazebo with tarp, shed, security camera

Welcome to 212 Engineer Avenue located in the Manufactured Housing Community of STATION GROUNDS in Coaldale. This 20 foot wide Triple M Housing home built in 2018 offers you 1520 square feet of comfort and care -free living. From the spacious open concept living room and kitchen/dining area with kitchen island to the primary bedroom with large walk-in closet with 5 piece ensuite, I&rsquo;m sure you will be impressed. There&rsquo;s a separate laundry/furnace room and lots of closet and pantry space. At the other end of the home are located two bedrooms, one of which could be a dandy bright office or craft room, and another 4 piece bathroom. Several appliances are included in the price as well as the gazebo (with tarp) and 10ft x 8ft shed. The parking pad will accommodate two vehicles. Pets are welcome (with restrictions as to type and size). Also, the potential buyer (no age restriction) must be pre-approved by park management located in the park. Interested? Why wait! Contact your favorite REALTOR&reg; now and have a look at all that this home offers you.