

# \$193,000 - 26, 1712 23 Street, Coaldale

MLS® #A2226745

**\$193,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Coaldale, Alberta

Enjoy the BEST features of this mobile home situated in Garden Grove Mobile Home Park! Not only is it Great affordable living in Coaldale, it also offers close proximity to top amenities such as: Shift Community Recreation Centre, Kin Picnic Shelter, Birds of Prey and great nature walking paths. Experience breathtaking scenery and observe local wildlife in nearby parks and trails from stunning sun rises to sunsets! On top of it all a serene back yard for those who love to garden with planter boxes and garden spaces, Plus an updated large, private deck to host BBQs or to just sit back and relax! Greeted with beautiful Hops Vines as you first enter this charming and eclectic home that offers the perfect blend of comfort, convenience and nature making it an ideal choice for families, retirees or anyone seeking a peaceful retreat. With generous living spaces, a bright and open layout right into your kitchen with updated appliances, ample storage and a feature skylight providing more natural lighting! A large Primary bedroom with an ensuite and walk-in closet, with two other bedrooms available. With many updates including being re-leveled, new tin skirting, exterior painting, updated eavestroughs, new toilets, large deck, new fridge, new stove and a repaved driveway! Lease rate includes water, sewer and garbage removal. Don't miss out on this fantastic opportunity to own a home in a welcoming and vibrant community.



Built in 1996

### Essential Information

MLS® #	A2226745
Price	\$193,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	1996
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	26, 1712 23 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1G3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Skylight(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Exterior Features	Garden
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Roof	Asphalt Shingle
Construction	Cement Fiber Board

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14

**Listing Details**

Listing Office	Onyx Realty Ltd.
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