

# \$119,900 - 23, 1712 23 Street, Coaldale

MLS® #A2216565

**\$119,900**

2 Bedroom, 1.00 Bathroom, 942 sqft  
Mobile on 0.00 Acres

NONE, Coaldale, Alberta

Welcome to this well-maintained 2-bedroom mobile home ideally located just around the corner from Coaldale's brand-new Shift Community Recreation Centre. Inside, you'll find a bright and spacious layout featuring a large living room, a tasteful kitchen, and a built-in hutch in the dining area – perfect for entertaining or casual meals. The 5-piece bathroom offers plenty of space and convenience, and recent updates include newer shingles and a newer hot water tank, giving peace of mind for years to come.

Situated in a quiet, friendly neighborhood, you™ll enjoy easy access to everything Coaldale has to offer, including the beautiful Land-O-Lakes Golf Course, charming local shops, schools, and parks. Plus, with Lethbridge less than 15 minutes away, you're never far from big city amenities while enjoying the relaxed pace of small-town living.

Whether you're downsizing, a first-time buyer, or looking for affordable ownership, this home is a must-see!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2216565  |
| Price     | \$119,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Square Footage | 942                     |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23, 1712 23 Street |
| Subdivision | NONE               |
| City        | Coaldale           |
| County      | Lethbridge County  |
| Province    | Alberta            |
| Postal Code | T1M 1P9            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|            |                                                                          |
|------------|--------------------------------------------------------------------------|
| Appliances | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                               |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 47            |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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