

# **\$175,000 - 59, 1712 23 Street, Coaldale**

MLS® #A2270716

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,290 sqft

Mobile on 0.00 Acres

NONE, Coaldale, Alberta

Welcome to Garden Grove Mobile Home Park!

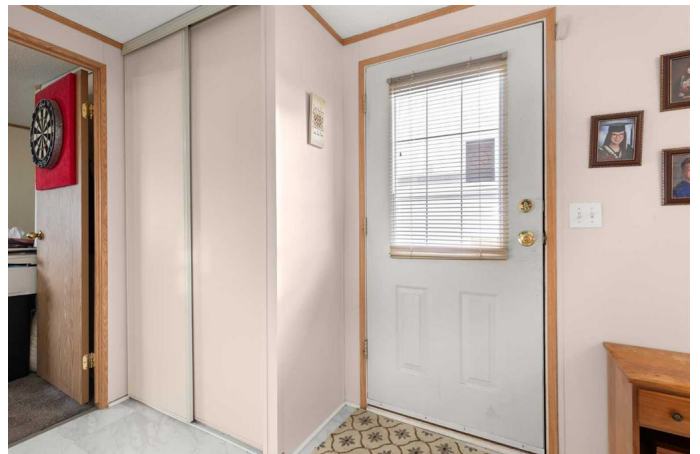
This well-maintained 3-bedroom, 2-bathroom mobile home, built in 2000, offers comfort, style, and exceptional value in a peaceful community setting.

Step inside to an inviting open-concept living room, dining room, and kitchen, perfect for entertaining or enjoying cozy nights in. The home features newer flooring throughout and brand-new kitchen appliances, making meal prep and daily living a breeze. Stay comfortable year-round with central air conditioning.

The spacious primary bedroom includes a walk-in closet and a private ensuite, creating a relaxing retreat at the end of the day. Two additional bedrooms and a second full bath provide plenty of room for family, guests, or a home office.

Major updates add peace of mind, including a new roof installed 4 years ago and a new hot water tank. Outside, enjoy the Alberta sunshine on your deck overlooking a large, private yard—ideal for gardening, kids, pets, or simply unwinding in your own outdoor space.

Located in the desirable Garden Grove community, this property offers affordable living without sacrificing comfort or convenience. Move-in ready and waiting for its



next ownerâ€”donâ€™t miss this opportunity!

Built in 2000

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2270716                |
| Price          | \$175,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,290                   |
| Acres          | 0.00                    |
| Year Built     | 2000                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 59, 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 | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                                    |
| Cooling    | Central Air                                                                   |

**Exterior**

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

**Additional Information**

Date Listed November 19th, 2025

Days on Market 1

## **Listing Details**

Listing Office eXp Realty of Canada

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