

# \$169,900 - 4447 Park Crescent, Coronation

MLS® #A2250308

## \$169,900

3 Bedroom, 2.00 Bathroom, 1,484 sqft

Residential on 0.13 Acres

NONE, Coronation, Alberta

Step inside this beautifully updated 1,483 sq.ft. mobile home and discover comfort, style, and space in perfect harmony. Everything here is new or newer – from the central air and upgraded windows to the modern light fixtures and gorgeous vinyl plank flooring throughout.

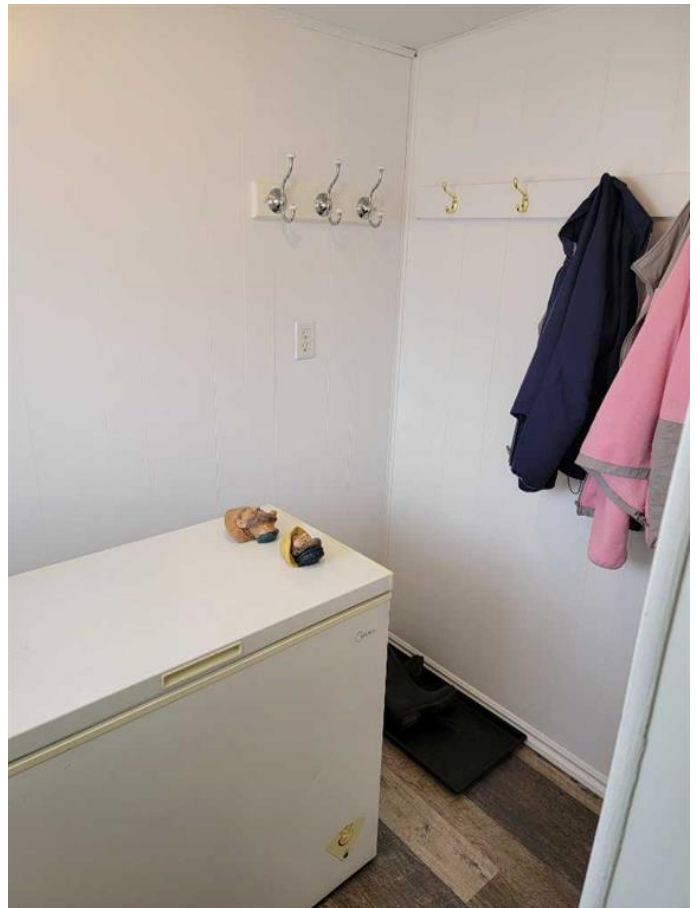
Freshly painted in a welcoming palette, the open layout features 3 spacious bedrooms, 2 full bathrooms, vaulted ceilings, huge sky lite in the kitchen, this is an affordable home with room for everyone. The fully fenced yard is your private retreat, complete with a large fenced-in garden, cozy fire pit, and a huge two-story shed for all your storage or hobby needs. The extended single garage offers plenty of room for parking and includes a dedicated workshop area.

All the work has been done – just unpack and enjoy. This home truly must be seen to be appreciated.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250308  |
| Price          | \$169,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,484     |
| Acres          | 0.13      |



|            |                         |
|------------|-------------------------|
| Year Built | 1992                    |
| Type       | Residential             |
| Sub-Type   | Detached                |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 4447 Park Crescent           |
| Subdivision | NONE                         |
| City        | Coronation                   |
| County      | Paintearth No. 18, County of |
| Province    | Alberta                      |
| Postal Code | T0C 1C0                      |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Open Floorplan, Soaking Tub, Vinyl Windows, Bookcases, Skylight(s), Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                   |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Electric, Decorative, Kitchen                                                                                            |
| Basement          | None                                                                                                                     |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Garden                                     |
| Lot Description   | Back Yard, Landscaped, Lawn, Fruit Trees/Shrub(s), Garden, Private |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | Piling(s)                                                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 82                |
| Zoning         | R1                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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