

# \$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	48

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.