



**GRASSROOTS**  
REALTY GROUP

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33, 6101 20th Avenue  
Coleman, Alberta

MLS # A2306741



**\$298,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 20
<b>Basement:</b>	None	<b>LLD:</b>	7-8-4-W5
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to the Crowsnest Pass! This beautifully renovated manufactured home in Riverview Village offers incredible mountain views and exceptional value. Enjoy peace of mind with major updates already completed, including a new roof (2017), furnace (2018), and hot water tank (2020). Situated on its own land with no lot fees, this property combines affordability, comfort, and the freedom of homeownership. Whether you're looking for a full-time residence, mountain retreat, or investment opportunity, this home is worth a look. Contact your favorite Realtor&reg; today to schedule a viewing!