



GRASSROOTS
REALTY GROUP

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23, 1712 23 Street
Coaldale, Alberta

MLS # A2216565



\$119,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	942 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

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!