



**GRASSROOTS**  
REALTY GROUP

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**414 Conductor Boulevard  
Coaldale, Alberta**

**MLS # A2233735**



**\$184,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** N/A

STATION GROUNDS!!! WELL KEPT MOBILE ,3 BEDROOMS ,2 FULL BATHROOMS , AND OFF STREET PARKING. SPRAWLING OPEN FLOOR PLAN , WITH AN ENTERTAINERS KITCHEN , FEATURING LOADS OF CABINET SPACE AND A GENEROUS SIZED ISLAND., FEATURES INCUDE , A "RARE" .... ALL DRYWALL!!! AND AN EXTREMELY MASSIVE FRONT COVERED DECK WITH EVEN A WHEELCHAIR RAMP. PAD RENTAL \$475.00