



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1009 Spring Street
Coaldale, Alberta**

MLS # A2250367



\$289,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
--------------------	-----

Welcome to simplified living in Coaldale! This charming 3-bedroom, 2-bath mobile home is ideal for anyone looking to downsize while still enjoying the comfort of a private yard. Inside, you’ll find a bright kitchen, cozy living room, and a convenient laundry area. The home sits on a 45' x 98' fee simple lot with a 2-car parking pad up front. Set in a great location close to walking paths and a lake, you’ll love the peaceful lifestyle this community offers. Just minutes from Lethbridge, Coaldale is a vibrant town with small-town charm and big-city convenience close by. Don’t miss this opportunity—come take a look today!