



**GRASSROOTS**  
REALTY GROUP

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**2039 Sunflower Crescent  
Coaldale, Alberta**

**MLS # A2257744**



**\$152,002**

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**Division:** NONE

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**Lot Size:** 0.16 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-3

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Looking to downsize but still want a yard of your own? Welcome to The Seasons — a peaceful, well-maintained community in Coaldale where you own your land — no pad or lot rentals. Just 10 minutes from Lethbridge, Coaldale offers all the amenities you need in a friendly, small-town atmosphere. In The Seasons, you can purchase your lot and place a custom modular home built to current building codes and standards — offering all the quality of a traditional home with the flexibility of modern design. This is a land ownership opportunity in a desirable neighborhood that shows true pride of ownership throughout. Invest in your future with a beautifully built modular home on land you own. Build equity, enjoy peace of mind, and experience the lifestyle you’ve been looking for.