



GRASSROOTS
REALTY GROUP

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**384-410 Conductor Blvd
Coaldale, Alberta**

MLS # A2270501



\$249,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	-		

Inclusions: N/A

Welcome to this beautifully updated mobile home, with potential for detached garage on the property, offering a perfect blend of comfort, space, and modern finishes. Located in the desirable Station Grounds Park in Coaldale, this property sits in an ideal spot between Lethbridge and Taber, providing convenient small-town living with easy access to city amenities. Step inside and be impressed — this home has been completely renovated inside and out! Outside updates include new shingles, siding, trimlock insulated skirting, decks, and eavestroughs, giving it a fresh, modern curb appeal. Inside, you’ll find new flooring, paint, countertops, and appliances, all ready for you to move right in and enjoy. The layout offers a spacious 20-foot-wide design with 1,520 sq. ft. of bright, open living space. The home features 3 bedrooms and 2 full bathrooms, including a master suite at the back with a walk-in closet and 4-piece ensuite. Up front, you’ll find two additional bedrooms and a full bath—perfect for family or guests. The kitchen is a true highlight, complete with an island, pantry, and plenty of counter and cabinet space—ideal for cooking and entertaining. The dining and living areas are expansive and bright, set beneath vaulted ceilings that add to the open, airy feel of the home. Enjoy peaceful living with no neighbours behind, and take advantage of the affordable monthly lot rent, and there are no additional condo fees! This home offers incredible value, modern comfort, and immediate possession. Don’t miss your chance to make it yours—move-in ready and waiting for you!