



**308 Station Boulevard
Coaldale, Alberta**

MLS # A2272823



\$203,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,088 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Block, Piling(s), Wood	Utilities:	-
Features:	Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Window Coverings, A/C, Ring Camera (front entrance), shed

Welcome home to 308 Station Blvd, an outstanding and updated manufactured home located in the desirable Station Grounds community in Coaldale. This is a true turn-key property that offers modern comfort and exceptional value. Maintenance Worries Solved! This spacious 3-bedroom, 2-bathroom home features high-value upgrades designed for years of worry-free living, including a newer roof, efficient UV windows, and most notably, New Duradek vinyl plank boards on the deck! This premier, waterproof surface means no more staining, splintering, or high-maintenance upkeep. Peace of Mind: The current owner has meticulously maintained the mechanical and structural integrity of the home. The unit was professionally re-leveled in 2024, the furnace was serviced in 2025, and the crucial underbelly heat tape was just replaced in 2025 to ensure protection through the winter. Step inside to find a freshly painted interior, new flooring in key areas, and an updated kitchen that is both stylish and functional. All appliances stay, including a new washer and dryer! You'll stay comfortable year-round with the installed Air Conditioning (A/C) for summer, and the home offers a generous primary bedroom complete with a private 4-piece ensuite bathroom. This property is perfect for those seeking affordable, low-maintenance home ownership without sacrificing quality or space. Enjoy the friendly community atmosphere of Station Grounds with the peace of mind that all the major upgrades have been completed for you.