



**GRASSROOTS**  
REALTY GROUP

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**5004 Seasons Boulevard  
Coaldale, Alberta**

**MLS # A2280239**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 102
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed, Solar Panels,

Welcome to affordable, low-maintenance living in the desirable Seasons Manufactured Home Park in Coaldale—where you own the land as part of the HOA. Situated in a great area, this well-kept manufactured home offers nearly 1,500 sq. ft. of living space, making it an excellent option for families, first-time buyers, or those looking to downsize without sacrificing space. Inside, you’ll find four bedrooms and two full bathrooms, along with a beautiful, spacious kitchen and dining area designed for both everyday living and entertaining. The open, functional layout provides ample cabinetry, generous counter space, and room to gather comfortably for family meals or hosting guests. Additional highlights include an enclosed deck—perfect for enjoying the space year-round—and solar panels, helping to keep utility costs low.