



**414 Conductor Boulevard  
Coaldale, Alberta**

**MLS # A2286773**



**\$199,000**

|                  |                           |               |   |
|------------------|---------------------------|---------------|---|
| <b>Division:</b> | NONE                      |               |   |
| <b>Type:</b>     | Mobile/Manufactured House |               |   |
| <b>Style:</b>    | Mobile Home-Double Wide   |               |   |
| <b>Size:</b>     | 1,200 sq.ft.              | <b>Age:</b>   | - |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2 |
| <b>Garage:</b>   | Asphalt, Off Street       |               |   |
| <b>Lot Size:</b> | -                         |               |   |
| <b>Lot Feat:</b> | -                         |               |   |

|                    |                         |                   |   |
|--------------------|-------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -                       | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Block                   | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                       |                   |   |

**Inclusions:** N/A

Open concept bungalow style home original drywall finishing throughout. It's a classy modular with over 1200 sq ft in Coaldale's nicest "Station Grounds", ready for your family. A spacious 3 bedroom home you can grow into, with an affordable monthly budget. Off street parking and a full set of appliances. The partially covered deck also features an accessible ramp for any friends in wheelchairs. Kitchen convenience with breakfast bar seating. Floor leveling and roofing have been done within the last year. Only one neighbor and easy access to the downtown amenities of Coaldale make this one a must see, call your Realtor soon.