



**409 Conductor Boulevard
Coaldale, Alberta**

MLS # A2287048



\$178,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,211 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: OTR, Skylight, Bookcase, 2 Sheds

Imagine starting the day on your brick patio, coffee in hand, taking in the serene atmosphere just across the street from the Birds of Prey Centre. Set beside Station Grounds, a lovely and secure park filled with greenspace, this home offers a peaceful setting that feels tucked away while still being close to many great amenities. It is the perfect balance of nature, privacy, and convenience. You will love living here, especially knowing this modular home comes with several recent key updates including newer shingles, heat tape, stainless steel appliances, along with updated flooring and fresh paint. The open floor plan creates a bright and welcoming atmosphere, ideal for both everyday living and entertaining. The layout is thoughtfully designed with three bedrooms, two located on one side of the home and separated by a full four-piece bathroom. On the opposite end, the spacious primary bedroom offers a true retreat complete with a walk-in closet and a four-piece ensuite featuring a large jetted tub. Stay cool in the summer heat with A/C too! A generous laundry room with extra storage adds even more practicality to this well-planned home. Come experience this unique location and inviting home for yourself. Peaceful surroundings, smart updates, and an open layout make this one well worth a look.