



**414 Conductor Boulevard  
Coaldale, Alberta**

**MLS # A2202041**



**\$189,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                      |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,248 sq.ft.              | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                            |                   |   |
|--------------------|----------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate, 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> | -                          | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                          |                   |   |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE (ALL AS "IS")

STATION GROUNDS!!! WELL KEPT MOBILE ,3 BEDROOMS ,2 FULL BATHROOMS , AND TONS OF PARKING. SPRAWLING OPEN FLOOR PLAN , WITH AN ENTERTAINERS KITCHEN , FEATURING LOADS OF CABINET SPACE AND A GENEROUS SIZED ISLAND., FEATURES INCUDE , A "RARE" .... ALL DRYWALL!!! AND AN EXTREMELY MASSIVE FRONT COVERED DECK WITH EVEN A WHEELCHAIR RAMP. PAD RENTAL \$450.00