



**104 Station Boulevard
Coaldale, Alberta**

MLS # A2203608



\$159,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Gravel Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Skylight(s)		

Inclusions: Shed

Affordable Price is what you will find in this well cared for mobile home. There are 3 bedrooms, 2 full bathrooms with one being the ensuite in the spacious primary bedroom with walk in closet., This is a no carpet home!! The skylite in the kitchen provides very nice lighting and the appliances are in excellent condition. This unit is clean and features a very nice yard , perfect for gardening. The wonderful apple tree has provided the best apples for Pie!! If you have small kids and a pet the fenced yard will be a great feature. The community of Coaldale is a very popular bedroom community to Lethbridge and is a great place for families and for seniors to enjoy retirement. The Lease rate is \$425.00 per month and increasing to \$485.00 July 1/2025. Park Approval is required to reside in these mobile home parks so please ask your agent for the contact information in advance. Station Grounds has been a popular location and makes for easy in and out in this location!!