



**403 Conductor Boulevard E
Coaldale, Alberta**

MLS # A2205588

\$139,900



Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,088 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed (Shingles for the roof in shed) Patio Set is available

Charming and affordable One-Owner Home in Station Grounds, Coaldale. Welcome to 403 Conductor Boulevard, a well-maintained one-owner modular home in the desirable Station Grounds community of Coaldale. Built by SRI Homes, this inviting property features a spacious open floor plan with 3 bedrooms and 2 bathrooms, ideal for comfortable living. Step outside onto the attached, covered two-tier deck, a perfect space for entertaining or unwinding in the fresh air. The home also boasts a recently updated roof in 2019 , providing added peace of mind. Additionally, a storage shed is included—while it requires a new shingled roof, the shingles are already provided. Coaldale is a sought-after bedroom community to Lethbridge, offering a welcoming environment for families and retirees alike. The monthly lease rate is currently \$415.00 and will increase to \$435.00 as of August 1, 2025. Please note that park approval is required—reach out to your agent for further details. Don't miss this opportunity to live in one of Coaldale’s most popular mobile home communities, offering easy access in and out of town. Schedule your viewing today!