



**GRASSROOTS**  
REALTY GROUP

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55, 5301 2nd Street  
Coalhurst, Alberta

MLS # A2211876



**\$85,500**

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	798 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: shed

Welcome to this updated 2-bedroom, 1-bathroom mobile home, offering comfort, convenience, all in just under 800 sq ft. Situated on a leased lot, this cozy home has been thoughtfully renovated approximately 5 years ago, with upgrades including a modern kitchen, paint, new roof, siding, skirting flooring, electrical including 100 amp service. Lot lease fee \$669 with new purchase. Whether you're downsizing, starting out, or looking for a low-maintenance lifestyle, this home offers incredible value.