



**Unit 88, 5301 2nd Street
Coalhurst, Alberta**

MLS # A2288630



\$112,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,310 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: The fridge in the porch is included with the sale but not the one in the kitchen

Welcome to this cozy and affordable home in the welcoming community of Coalhurst, offering the charm of small-town living while being just minutes from Lethbridge and close to local schools. This well-maintained custom and renovated mobile home features 1,310 sq. ft. of comfortable living space, including 4 bedrooms, making it an excellent option for families or anyone needing extra space for a home office or guests. The updated kitchen is a highlight, complete with new appliances, modern finishes and a kitchen island creating a functional and inviting space for everyday living. A full 4-piece bathroom adds convenience for the whole household. The enclosed porch/mudroom provides a practical entryway with additional storage and a great spot to keep coats, shoes, and outdoor gear organized year-round. Additional features include an on-demand (tankless) hot water system and a less than 2 year old furnace to add efficiency and modern comfort. Warm, inviting, and move-in ready, this home offers a fantastic opportunity to enjoy affordable living in a quiet, family-friendly community.