



GRASSROOTS
REALTY GROUP

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Unit 88, 5301 2nd Street
Coalhurst, Alberta

MLS # A2323761



\$119,900

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
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

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.