



GRASSROOTS
REALTY GROUP

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**4002 Seasons Boulevard
Coaldale, Alberta**

MLS # A2332662



\$319,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,219 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	R3 Manufactured Home Park
Foundation:	Other	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Light Fixtures, Ceiling Fans, Blinds, Brown Window Valances, Shed.

Are you looking for a home in Coaldale, AB, that gives you exceptional value, affordability and a great location? Welcome to 4002 Seasons Blvd, a 1,219 sq. ft. manufactured home on a large corner lot in The Seasons, one of Coaldale's desirable manufactured home communities. Located on the quiet southeast edge of Coaldale this home offers a welcome break from highway and railway noise while keeping you close to recreation and amenities. The large south-facing deck, spacious yard and off street parking make it easy to enjoy the life both indoors and out. Step through the convenient laundry-room entry into a bright home with a spacious kitchen, dining area and living room. The kitchen features an island with storage, a corner pantry, dishwasher, stainless steel fridge and glass-top stove. The semi-open layout is great for everyday living, family gatherings, and entertaining. Two good-sized bedrooms and a 4-piece bathroom are located at one end of the home offering plenty of room for family, guests, a home office, studio or hobby room. At the other end the spacious primary suite provides a private getaway with a walk-in closet and 4-piece ensuite. Outside, the large corner lot is easy to maintain with a good sized lawn, fenced garden and a semi-mature trees. The Seasons also offer a large pond with a walking path, RV, boat or trailer parking and winter snow removal of the main roads. Coaldale's walking/biking paths are a short walk away and so are the Soccer Fields and Baseball Diamonds. If you've been searching for a manufactured home in Coaldale, Alberta, with 3 bedrooms, 2 bathrooms, a large south facing deck, in a quiet setting, and close to amenities, this property deserves your attention. Come and see it before it's sold!

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