



**GRASSROOTS**  
REALTY GROUP

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94, 5301 2 Street  
Coalhurst, Alberta

MLS # A2334432



**\$125,000**

|           |                           |        |   |
|-----------|---------------------------|--------|---|
| Division: | NONE                      |        |   |
| Type:     | Mobile/Manufactured House |        |   |
| Style:    | Mobile Home-Single Wide   |        |   |
| Size:     | 1,105 sq.ft.              | Age:   | - |
| Beds:     | 3                         | Baths: | 2 |
| Garage:   | Off Street                |        |   |
| Lot Size: | -                         |        |   |
| Lot Feat: | -                         |        |   |

|             |                 |
|-------------|-----------------|
| Heating:    | Forced Air      |
| Floors:     | Linoleum        |
| Roof:       | Asphalt Shingle |
| Basement:   | -               |
| Exterior:   | -               |
| Foundation: | -               |
| Features:   | -               |

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

**Inclusions:** washer/dryer, fridge, stove, dishwasher, shed

Welcome to easy living in the heart of Coalhurst! This inviting 3-bedroom, 2-bathroom home offers the perfect blend of comfort, functionality, and value. Inside, you'll find a bright, well-designed layout with plenty of space for families, first-time buyers, or those looking to downsize without sacrificing comfort. Step outside to one of the home's standout features—a beautiful covered deck, perfect for enjoying your morning coffee, entertaining friends, or relaxing in the fresh air no matter the weather. The spacious backyard provides plenty of room for kids to play, gardening, or simply enjoying the outdoors. Best of all, pets are welcome, making this a home the entire family can enjoy. Move-in ready and full of potential, this charming property is waiting for its new homeowners to make it their own. Don't miss your opportunity to enjoy affordable homeownership in the welcoming community of Coalhurst!