



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12, 5301 2 Street
Coalhurst, Alberta

MLS # A2340293



\$89,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,465 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: none

Bright, open, and bigger than you'd think! Nearly 1,500 sq ft of living space with the two additions. Three bedrooms with a large, private primary at the rear, a five-piece bath with soaker tub, and beautiful vinyl plank flooring throughout. The rec room and workshop additions add real living and project space. New washer and dryer, newer fridge and stove (2 years), and a large front deck for summer evenings or morning coffee. Located in Compass Park in Coalhurst. This one is move-in ready and ready for a quick possession!