



GRASSROOTS
REALTY GROUP

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58, 5301 2 Street
Coalhurst, Alberta

MLS # A2342867



\$79,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	631 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad, Paved, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	None	Utilities:	-
Features:	-		

Inclusions: shed

Welcome to this cozy 2 bedroom, 1 bathroom mobile home tucked into the quiet Coalhurst Community Mobile Home Park. With 631 sq ft of comfortable living space, this home offers real peace of mind thanks to major updates already taken care of: roof shingling, exterior siding and hot water tank all have been replaced within the last 5 years. Coalhurst features small town charm with nearby parks, playgrounds walking/bike paths. and schools; just a short drive to Lethbridge's amenities. This is a fantastic opportunity for first-time buyers, downsizers or investors looking for lower-maintenance living priced under \$100,000.