



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

37, 5301 2 Street
Coalhurst, Alberta

MLS # A2343751



\$89,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	624 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

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

Inclusions: Fridge, Gas Stove, Hood Fan, Microwave, Washer & Dryer, Window Coverings, Fireplace (negotiable), Shed

Welcome to #37 5301 2 Street in Coalhurst Community Mobile Home Park. This 2-bedroom mobile home offers an affordable opportunity to enjoy comfortable living in a quiet community just minutes from Lethbridge. The home features a bright and inviting living, dining, and kitchen area, complete with a convenient coffee bar that adds a nice touch to the everyday living space. The 4-piece bathroom includes laundry, while two bedrooms, including the primary, provide comfortable private spaces. A back door leads out to the deck and spacious backyard, featuring a shed for additional storage. The driveway provides parking for two vehicles. Located on a leased lot within the community mobile home park, this home is close to local schools, parks, and amenities, with easy access to Lethbridge and surrounding communities. An affordable option for those looking for a comfortable home with outdoor space and the convenience of being close to the city. Be sure to check out the video walkthrough available in the links tab, or search the property address directly on YouTube. Pad rental \$638.00