



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

82, 5301 2 Street
Coalhurst, Alberta

MLS # A2346066



\$85,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,027 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Range Hood, Refrigerator, Stove, Window A/C, Washer and Deyer, Window coverings including curtains, rods, and blinds

Welcome to Unit 82 at 5301 2 Street in Coalhurst—a clean, refreshed manufactured home offering approximately 1017 sq. ft. of heated living space, plus additional 423s/f flexible space in the enclosed for a total of 1443. Extensively painted and thoughtfully updated, this home features new flooring, updated hardware, and a bright, functional layout. The kitchen includes painted cabinetry, laminate countertops, and white appliances, including the fridge, electric stove, and hood fan. The spacious bathroom offers a full tub/shower and two sinks, while the included washer and dryer add everyday convenience. The main home provides two comfortable bedrooms and a brand-new window air-conditioning unit to keep you cool on hot summer days. An enclosed porch/addition with new flooring provides excellent extra space for storage, hobbies, a mudroom, or seasonal use. It also includes two additional rooms; however, these areas are currently unheated and are not included in the RMS square footage. Value-added updates include PVC windows, a newer furnace, hot water tank replaced in 2024, siding completed in 2015, and a roof completed approximately 10 years ago. 2026 property taxes are \$1,011. This well-kept home is an affordable opportunity for buyers seeking a move-in-ready property in Coalhurst.