

# \$139,900 - 403 Conductor Boulevard E, Coaldale

MLS® #A2205588

**\$139,900**

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Mobile on 0.00 Acres

NONE, Coaldale, Alberta

Charming and affordable One-Owner Home in Station Grounds, Coaldale. Welcome to 403 Conductor Boulevard, a well-maintained one-owner modular home in the desirable Station Grounds community of Coaldale. Built by SRI Homes, this inviting property features a spacious open floor plan with 3 bedrooms and 2 bathrooms, ideal for comfortable living. Step outside onto the attached, covered two-tier deck, a perfect space for entertaining or unwinding in the fresh air. The home also boasts a recently updated roof in 2019, providing added peace of mind. Additionally, a storage shed is included—while it requires a new shingled roof, the shingles are already provided. Coaldale is a sought-after bedroom community to Lethbridge, offering a welcoming environment for families and retirees alike. The monthly lease rate is currently \$415.00 and will increase to \$435.00 as of August 1, 2025. Please note that park approval is required—reach out to your agent for further details. Don't miss this opportunity to live in one of Coaldale's most popular mobile home communities, offering easy access in and out of town. Schedule your viewing today!



Built in 2001

## Essential Information

MLS® #                   A2205588

Price                      \$139,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	2001
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	403 Conductor Boulevard E
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1P6

### **Amenities**

Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad, Asphalt

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	11

## Listing Details

Listing Office

Century 21 Foothills South Rea



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.