

\$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 | 6 |

Listing Details

Listing Office

Century 21 Foothills South Rea



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