

# \$85,000 - 4009 Applewood Road, Coaldale

---

MLS® #A2187868

**\$85,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

NONE, Coaldale, Alberta

One of the last few lots left in Phase 1 and one of the biggest with 6030 sq ft. This is a perfect spot to place your custom modular home on this spacious, irregular corner lot zoned for a double-wide. The Seasons, Coaldale's premier manufactured home community, is designed for comfort and convenience, featuring a picturesque ornamental pond surrounded by lush greenery and trees. This quiet neighborhood offers the perfect opportunity where you own the lot and enjoy full ownership with no rental agreements or future changes. Owning your lot means your investment grows with you, providing lasting equity and peace of mind. The community also permits garages and RV storage, adding to its appeal. Come explore the possibilities in this serene and welcoming community.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2187868         |
| Price     | \$85,000         |
| Bathrooms | 0.00             |
| Acres     | 0.14             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 4009 Applewood Road |
|---------|---------------------|



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1C 0C6           |

### **Amenities**

|           |              |
|-----------|--------------|
| Amenities | Snow Removal |
|-----------|--------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 204                |
| Zoning         | R-3                |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.