



GRASSROOTS
REALTY GROUP

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**2112 17 Street
Coaldale, Alberta**

MLS # A2215604



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	620 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Crawl Space, Partial
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Closet Organizers, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1A
Utilities:	-

Inclusions: Shed (as is, where is)

This practical bungalow has something you've been looking for - a 664 sq/ft detached garage! Centrally located and only steps from Coaldale's main street, Spray Park and more, this 2 bed, 1 bath home has convenience written all over it! Plentiful parking options, a turn key home and a spacious backyard to enjoy. There's a bright and open concept living, dining and kitchen area, 4 piece bathroom, laundry area and 2 bedrooms.