



GRASSROOTS
REALTY GROUP

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**2220 18 Street
Coaldale, Alberta**

MLS # A2225451



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	776 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt

Basement: Full, Partially Finished

Exterior: Brick

Foundation: Block

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RL

Utilities: -

Inclusions: Refrigerator, Stove, washer, dryer, microwave, window coverings, UG sprinklers (as is).

Located in the growing community of Coaldale, this well-constructed three-bedroom bungalow sits on a fully fenced 50'x156'ft lot with mature trees. A detached single-car garage provides secure parking or extra storage. Inside, original hardwood floors run through the main living areas, where the eat-in kitchen opens directly to the living room. Two main-floor bedrooms offer practical living space, and downstairs you'll find a third bedroom, a spacious laundry room with a double sink and ample storage, plus an unfinished basement ready to be developed. With solid construction, straightforward layout and room for improvement, this property is a must see.