



**GRASSROOTS**  
REALTY GROUP

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**2107 19 Street  
Coaldale, Alberta**

**MLS # A2230356**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1935 (90 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Laminate Counters, No Smoking Home, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Range Hood, Washer & Dryer (AS IS), and Children's Playhouse.

A perfect place to start. This freshly renovated 3-bedroom, 1-bathroom home is full of charm and ready for new memories. Step into the large front sunroom—an ideal spot for morning coffee, plants, or a cozy reading nook. Inside, natural light flows through the home, highlighting the brand new kitchen with modern appliances and the updated bathroom. A new hot water tank adds peace of mind, while the single detached garage offers extra storage or workshop space. The spacious, private yard gives you room to relax, garden, or entertain. Whether you're hosting friends or enjoying a quiet night in, this home is a welcoming space to call your own.