



**GRASSROOTS**  
REALTY GROUP

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2235 23 Avenue  
Coaldale, Alberta

MLS # A2233540



**\$439,000**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,008 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: GREENHOUSE

Extremely solid, and well maintained home. This home is located on a massive corner lot in Coaldale! This four level split home features 4 bedrooms, and two full baths. The home has been recently upgraded with flooring and paint throughout, new bathroom, kitchen , new shingles and windows. The lot is 60x137 lot which features a beautiful covered patio and a 20x28 double garage, as well as a 15x20 single garage. This home is move in ready and looking for its next family!