



GRASSROOTS
REALTY GROUP

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2244 28 Avenue
Coaldale, Alberta

MLS # A2233763



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,298 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, garage door opener, all window coverings, pool table (negotiable).

This bungalow is centrally located in Cottonwood, a short walk from Land-O-Lakes golf course. Upstairs features a spacious living room, kitchen, and dining area filled with natural light. The living room has access to the deck and landscaped backyard. Upstairs, you will find a total of three bedrooms and two bathrooms. The primary bedroom features a four-piece ensuite and a walk-in closet. The basement features an additional two bedrooms, a family room, a three-piece bath, a full laundry room and lots of extra storage. The attached garage is fully finished. This house is a must-see if you want a great home with a fantastic location.