



GRASSROOTS
REALTY GROUP

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**32, 2311 19 Street
Coaldale, Alberta**

MLS # A2234892



\$270,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 500
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Garage Door Opener & Remote

Cottonwood Place 1. Welcome to #32, 2311 19 Street in Coaldale, a bright, top-floor corner unit in a quiet 55+ adult living community. This well-maintained 2-bedroom, 2-bath condo offers a functional open-concept layout filled with natural light, with a south-facing balcony that's perfect for enjoying the sun. Featuring a bright kitchen, with clean cabinetry and multiple pantry spaces, opens nicely to the dining and living areas. Inside, you'll find an in-suite laundry space with a utility sink, a spacious primary bedroom with dual closets and a 3-piece ensuite, and a second bedroom conveniently located near a full 4-pc bathroom. There's no shortage of storage with several closets throughout. The unit also comes with a single garage complete with central vacuum and a private storage room. There is a common area on the main floor with a breakout room. The building is fibre optic ready, has an elevator for easy access, and offers excellent amenities and in the basement there is a recreation room, guest suite, and a full bathroom. Enjoy quiet, low-maintenance living in a welcoming part of Coaldale. You can view the video walkthrough in the links tab or on YouTube by searching for the home address.