



**GRASSROOTS**  
REALTY GROUP

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**2114 19 Street  
Coaldale, Alberta**

**MLS # A2241762**



**\$345,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Tucked away on a quiet street, this charming home is perfect for families of all sizes. It's only a block away from mainstreet Coaldale where you will find everything you need ! There are 2 bedrooms up and a full bathroom, while the basement offers 2 more bedrooms and bathroom. The home has been well taken care of and could potentially be suited as there is a summer kitchen downstairs. The yard already has a beautiful garden and the home has only had 2 owners in it's lifetime .