



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**20 Providence Way
Coaldale, Alberta**

MLS # A2243979



\$219,900

Division:	NONE		
Type:	Residential/Other		
Style:	Bungalow		
Size:	671 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	I/R (Institutional / Rec
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Fridge, Electric Stove, Dishwasher, Stacking Washer & Dryer, Garage Door Opener Remotes

Here is a home you should take a closer look at. This one bedroom, one bath, bungalow style, row house, with an attached garage is a must see. These homes have a Home Owners Association and the modest monthly fee includes gas, power, water, trash, sewer, outside building maintenance, snow removal and landscaping. Located in Coaldale Alberta - a friendly, growing community, with that small town feel. This home is located next to the Coaldale Urgent Care Centre, and is in walking distance of the Coaldale Community Gardens and the Coaldale Outdoor Pool and Ice Arena. Approaching the home you are greeted by a professionally maintained yard, a concrete parking pad and a single car garage. Entering the home there is a good size living room with a bay window letting in plenty of natural light. Beyond living room and dining room is the open concept kitchen equipped with 4 appliances, an island counter, and a pantry. The spacious primary bedroom features a double closet and plenty of room for a king size bedroom suite. The large 4 piece bathroom features a tub and shower, a bright vanity, and stacking washer and dryer. Step out the back door of the kitchen and enjoy the sunshine on the concrete patio. The backyards are shared and offer a large green space with mature trees for your enjoyment. Come and see this great home in a fantastic community! It won't last long.