



**GRASSROOTS**  
REALTY GROUP

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

**2306 19 Street  
Coaldale, Alberta**

**MLS # A2245705**



**\$230,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Concrete Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Electric Stove (As Is), Washer, Dryer and Dishwasher.

Are you looking for an affordable home? Take a closer look at this 2 bedroom, 1 bathroom, bungalow on a large town lot, in a great location! Coaldale is a growing, desirable community with that "Small Town Feel". This property located is on a quiet street with mature trees. Stepping inside the roomy entry there are 2 good size bedrooms off to the right, one with a walk-in closet the other with a closet and plenty of storage. The eat-in kitchen features plenty of cabinets, a new dishwasher and is semi-open to the good size living room. The 4 pc main bathroom guest entry and main floor laundry finish off this bungalow nicely. This property also features a carport, concrete off street parking, semi-private front yard, alley access to the back yard, which has cherries, strawberries, a garden spot, plenty of green space and room for a future garage. With a little TLC this home could be your next Home Sweet Home! Come and see it today! It won't last long.