



GRASSROOTS
REALTY GROUP

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**2014 16 Street
Coaldale, Alberta**

MLS # A2246154



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,035 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: Fridge, stove, washer, dryer, lawnmower, leaf blower, trimmer, shed ALL AS/IS

An affordable bungalow in Coaldale - it's time to move quickly! This cozy home has seen recent upgrades and is ready to welcome a new family. With shiplap walls, some new flooring, a bright kitchen with island for extra counter space, eat-in kitchen, 3 bedrooms up with 4 piece bathroom, a covered deck and partially finished basement with family room, storage and laundry! The yard is spacious, fenced and includes small patio and can easily host a garden, play set, fire area, or whatever suits your family best! Centrally located only 1 block from downtown, this home offers convenience you've been searching for.