



**2012 18 Avenue
Coaldale, Alberta**

MLS # A2248678



\$249,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer "All As Is" 2 sheds

1326 sq' 2 bedroom 2 bathroom home on large lot. Nursery can be 3rd bedroom (no closet), laundry in large ensuite bathroom, deck off kitchen and access to large yard. Good starter or best suited for rental home or future Multi Unit property as lot is zoned R2 Multi unit. New school approx. 3/4 mile away. Home does have 100 amp electrical service and HW tank approx. 10 years old (2015).