



**GRASSROOTS**  
REALTY GROUP

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2012 18 Avenue  
Coaldale, Alberta

MLS # A2248678



**\$258,500**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

Heating: Forced Air

Floors: Laminate

Roof: Metal

Basement: Crawl Space, Partial

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

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

1326 sq' 3 bedroom 2 bathroom home on large lot. Laundry in large ensuite bathroom, deck off kitchen and access to large yard. Good starter or 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).