

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

2012 18 Avenue Coaldale, Alberta

MLS # A2248678



\$249,000

Division:	NONE				
Туре:	Residential/Hou	ıse			
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				

Floors:LaminateSewer:-Roof:MetalCondo Fee:-Basement:Crawl Space, PartialLLD:-Exterior:Vinyl SidingZoning:R2Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Crawl Space, Partial LLD: - Exterior: Vinyl Siding Zoning: R2	Floors:	Laminate	Sewer:	-
Exterior: Vinyl Siding Zoning: R2	Roof:	Metal	Condo Fee:	-
, , , , , , , , , , , , , , , , , , ,	Basement:	Crawl Space, Partial	LLD:	-
Foundation: Poured Concrete Utilities: -	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' 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).