



**GRASSROOTS**  
REALTY GROUP

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**1310 20 Avenue  
Coaldale, Alberta**

**MLS # A2250252**



**\$300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings, Shed in back

Check out this Coaldale 1/2 duplex! This home has been extensively renovated and has 4 bedrooms, 1.5 bathrooms, hardi-board siding, with a newer roof and windows. It could easily be a 5 bedroom house too if required. This awesome layout provides the comfort of a big home, on the budget you've been waiting for. Upstairs has an open kitchen The lot is large for a half duplex, 29 feet by 141 feet deep, and there is parking on the front driveway plus more room out back. You really need to add this one to your must-see list. Call your favourite REALTOR today to view. (Some of the photos have been digitally defurnished to give you an idea of what this could be like for you!)