



**GRASSROOTS**  
REALTY GROUP

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33, 2311 19 Street  
Coaldale, Alberta

MLS # A2253532



**\$249,900**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,120 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Parking Pad, See Remarks, Single Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	None	Zoning:	r-12
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Dishwasher, Stove, Garburator, Range Hood, Fridge, Washer, Dryer, Window Coverings, Garage Opener and Remote, Built in Vac (as is), Living Room Couch and Loveseat, 2 Piece China Cabinet

Darling condominium in a corner location and elevated view! Cottonwood Place 1 is a boutique development comprised of 9 units. THIS unit has been well maintained, had a complete cosmetic overhaul including carpet, lino, and paint about 13 years ago and has fantastic natural light from the West and North exposures. The balcony is covered providing some shelter from the elements, and the shade tree on the West side keeps things cool too. Single attached garage with workroom adds to the convenience as does the elevator if required to get you to the 3rd floor. Common recreation room, meeting room, and a guest suite with separate entrance round out the feature list here. Appealing to the 55 plus resident, and with a gracious pet policy, this could be the exact downsizing or retirement home you've been waiting for.