



GRASSROOTS
REALTY GROUP

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

23A, 2311 19 Street
Coaldale, Alberta

MLS # A2258705



\$264,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,159 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RESIDENTIAL MULTI-UNIT R-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Washer, Dryer, Microwave Oven.

Are you looking for a low maintenance 55+ condo in a great location? Take an extra "good look" at this 2 bedroom, 2 bathroom home, with a single car garage. These homes don't come for sale often. Located in Coaldale, AB, a growing, desirable community, with almost all amenities and that sought after "Small Town Feel". Approaching the modern and secure looking complex you will notice the professionally landscaped yard, ground level garages and low maintenance exterior. Entering the building, take the elevator, or stairs, up to the 2nd floor. Step inside this, soon-to-be-yours, condo and explore. Next to the entry is a large laundry room with an oversized washer and dryer. The laundry room also has a laundry sink and room for a deep freezer. Come in a little further and enter the eat-in-kitchen, with plenty of cabinets, 2 pantries, and an updated S/S Fridge. The large dining room has ample space for family gatherings and special occasions. Imagine this as a backdrop to making memories and calling a place home. The living room is open to the dining room and continues to the balcony door. Step outside on the second floor balcony and enjoy the fresh air and take in the view of the well kept shared yard. Back inside the home, there is a good size second bedroom and a main 3pc bathroom for family and guests. The primary bedroom has plenty of room for furniture and comfort. The double walk-thru closets keep things organised and the spacious 4pc ensuite bathroom adds a touch of luxury. The modest condo fee (\$500) includes: building and yard maintenance, snow removal, and building heat (power and telecommunications excluded) which makes extended vacations easy. The 12' x 21' garage has a storage room with central vac hookup at one end, and plenty of room for parking a larger vehicle at the other. Additional amenities include: A meeting

room, a recreation room, and a guest bedroom with a 4pc bathroom. Come and see this rare opportunity to purchase a great condo in a fantastic location! It won't last long!!