



GRASSROOTS
REALTY GROUP

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1310 20 Avenue
Coaldale, Alberta

MLS # A2263881



\$294,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	748 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

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

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Window coverings, Washer, Dryer

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 with plenty of cabinets, stainless steel appliances, and an island. 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, (even the possibility of a garage). You really need to add this one to your must-see list. Call your favourite REALTOR® today to view. Quick possession is no problem.