



GRASSROOTS
REALTY GROUP

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1110 19B Avenue
Coaldale, Alberta

MLS # A2264935



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	736 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Driveway, Off Street, Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Washer, Dryer, All Window Coverings, Kitchen Island, Hood Fan, Microwave, Gas Stove in Basement (as is)

This well-maintained 2 bedroom, 2 bathroom home is perfect for first-time buyers, downsizers, or investors. It features one full bathroom on the main level and a second in the fully renovated basement, offering comfortable and flexible living space throughout. The attached single garage had new shingles installed in 2019, while the rest of the homes shingles are newer as well. The basement has been thoughtfully updated by the current owners, with a newer shower, updated flooring, fresh drywall, and a finished ceiling. A small kitchen in the basement adds convenience, ideal for use as a summer kitchen during the warmer months. The home is equipped with a newer hot water tank and furnace. Alley access allows for additional parking, perfect for an RV or trailer. The spacious backyard holds great potential for a lovely garden and includes a cozy fire pit area for relaxing evenings outdoors. A new front exterior porch and steps create a warm and welcoming entrance. Located close to schools, shopping, and tennis courts, and offering easy access to Highway 3, this property is just a 15-minute drive to Lethbridge, making it an ideal blend of comfort, convenience, and opportunity.