



GRASSROOTS
REALTY GROUP

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1706 23 Avenue
Coaldale, Alberta

MLS # A2266350



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Garden, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this cozy 976 sq. ft. home in the heart of Coaldale! Conveniently located close to schools, shopping, and recreation, this property offers both comfort and opportunity. The main floor features 2 bedrooms and a full bathroom, while the basement includes an additional bedroom and a second kitchen ideal for extra living space or potential suite development. Outside, you'll find an attached carport, single-car garage and plenty of parking. Perfect as a starter home or investment property, this home combines great value with a central location.