



GRASSROOTS
REALTY GROUP

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2224 23 Avenue
Coaldale, Alberta

MLS # A2267017



\$185,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	720 sq.ft.	Age:	1905 (120 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Perimeter Wall	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, washer and dryer and portable a/c unit and furnishings

Quaint home on large 50 x 185ft lot, recent renovations, 1 bedroom on the main floor and a second bedroom area upstairs, 3pc bathroom, and main floor laundry. Would be a great rental property.