



GRASSROOTS
REALTY GROUP

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2132 24 Avenue
Coaldale, Alberta

MLS # A2267397



\$369,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Flat Torch Membrane

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Fridge, Stove, OTR microwave, dishwasher, washer, dryer, all window coverings, Tv mount in living room, floating shelves in basement x2.

Located on a quiet street in Coaldale, this charming bungalow offers comfortable living with numerous updates throughout. The main floor features a bright and spacious living room, a functional kitchen, and a dining area filled with natural light. There are two bedrooms and a full bathroom on this level, along with the convenience of main floor laundry and access to the attached garage. The basement provides a large family room that offers plenty of space for relaxation or entertaining, complete with a second bathroom and potential to add additional bedrooms if desired. Outside, you'll find a large landscaped and fenced backyard, perfect for gardening or enjoying the outdoors.