



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1001 19A Avenue  
Coaldale, Alberta**

**MLS # A2269640**



**\$489,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Fridge (as is), stove, dishwasher, washer, dryer, AC, garage door opener + control(s), security system, hood fan, fireplace, white shelving unit in sunroom, wardrobe in basement bedroom.

A renovated bungalow with HUGE detached shop in Coaldale, make your move now! This 4 bed + office, 2.5 bath home is recently updated. This beautiful home is fully move in ready. There is front parking, new flooring and baseboards, fresh paint, bonus sunroom and a spacious yard to enjoy. If you love cars the detached garage is 24' x 30' with tall ceilings and overhead door! The yard is spacious, fenced, landscaped, has a huge patio and could even host an RV!