



GRASSROOTS
REALTY GROUP

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5202 VICTORIA Avenue
Coronation, Alberta

MLS # A2269911



\$70,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	710 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Level, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Combination	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Laminate Counters, Sump Pump(s), Vinyl Windows, Wood Windows		

Inclusions: n/a

Cozy home on a corner lot with multiple sheds and a double detached garage, this 710 sq ft single bedroom with a newer window, along with an upgraded four piece bathroom, upgraded kitchen, main floor washer and dryer and has a comfortable living room with newer front window. A set of patio doors off the laundry area goes onto a deck that is surrounded by a windbreak to the west and north side. The interior has had some laminate flooring laid, but will need the rest of the house done. The outside is needing a good paint job, along with the sheds and garage. There is a partial basement that has a newer HE furnace and a newer on demand hot water system. There is a small cold porch to the east side. Shingles were done in approximate 2013 on the house.