



GRASSROOTS
REALTY GROUP

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31C, 2311 19 Street
Coaldale, Alberta

MLS # A2271156



\$259,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,188 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Here is a bright, top-floor corner condo, in a quiet 55+ adult living building. This well-maintained two bedroom, two bath home has an open-concept layout filled with plenty of natural light, with a northeast facing enclosed balcony. This home has a large kitchen, dining area and living room. The master bedroom is large and has a very nice ensuite. This home has in-suite laundry and plenty of storage space. There is a single garage with plenty of room for a vehicle and storage. The building has an elevator, for ease of access, . There is also a common area rec room, with an available guest suite for rent, at an extremely reasonable rate. These units come up seldomly, don't hesitate to come have a look.