



GRASSROOTS
REALTY GROUP

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**5006 Alexander Avenue
Coronation, Alberta**

MLS # A2275457



\$110,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,289 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Street Lighting		

Heating: Boiler, Natural Gas

Floors: Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Siding

Foundation: Wood

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Cozy Bi level overlooking the Golf Course in Coronation, this home has 1289 sq ft of living space that will need some help. There has been some major damage to the home and now is being sold with the thought of the next person doing the renovations. It has three bedrooms on the main floor along with two bathrooms. There is also a laundry room on the main floor. The living room has the beautiful view of the golf course, with the kitchen and dining area beside needing some renovations. In the wood basement there is a boiler and hot water tank, along with a rough in for the three piece bathroom. There are three more bedrooms and a very large family/ entertainment area. The fireplaces are not working. Out back is the two car garage and a fenced in yard with a deck. This home has the bones to be brought back to life with a little help from the future owners.