



**GRASSROOTS**  
REALTY GROUP

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1908 9 Street  
Coaldale, Alberta

MLS # A2275572



**\$325,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Mixed	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

A spacious bungalow backing East View Park that hosts pickleball courts, basketball courts, a playground and more! This home offers 3 bedrooms up, a 4 piece bathroom and with some sweat equity this home could be an incredible family abode. There's a double detached garage, no neighbours on one side, mature trees and a fenced yard to enjoy.