



**5117 Norfolk Avenue  
Coronation, Alberta**

**MLS # A2277463**



**\$79,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	High Ceilings, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** n/a

Charming 3-Bedroom Home With Incredible Potential! Discover the opportunity to transform this 3-bedroom, 1-bathroom home into the perfect blend of character and modern comfort. Offering 1,452 sq ft of living space and impressive 9-foot ceilings, this property is filled with natural light and a spacious, airy feel that's hard to find. Much of the heavy lifting has already been done — electrical and plumbing have been updated, giving you peace of mind as you focus on the fun part: bringing your design vision to life.