



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1708 21 Avenue  
Coaldale, Alberta**

**MLS # A2279433**



**\$279,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Beach, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This super cute bungalow in Coaldale is just steps from all amenities & is on a huge lot. This home has so many updates &ndash; windows, furnace, siding, newer blinds, & underground sprinklers (except for lawn behind garage). This home offers so much &ndash; large foyer with attached mudroom, 2 bedrooms, separate dining room, great kitchen, main floor laundry room, a lot of natural light and a large yard. There is also a detached garage (16' x 24') and a patio for those summer BBQ's. This is a perfect home for 1st time home buyers or turn it into an investment &ndash; you will not be disappointed.