



GRASSROOTS
REALTY GROUP

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

**2205 23 Avenue
Coaldale, Alberta**

MLS # A2292715



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, RV Access/Parking, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: 2 Garage door openers & remotes, China Cabinet (downstairs)

Big bungalow with 2 garages on a lovely, good-size fenced lot. This well-taken-care-of home is 1,478 sq. feet plus a developed basement. There is a single garage via the wide front driving and a double detached off the back lane. The main floor features spacious living room with fireplace and both informal and formal dining areas of ample size, and also a laundry room up. The back entry and the patio doors from the dining room, both lead to the low-maintenance deck, great for BBQs and enjoying the large yard. Kitchen and laundry appliances, 2 garage openers and remotes, Central A/C and Central Vac included.