



**2016 22 Street
Coaldale, Alberta**

MLS # A2295871



\$305,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Fridge, Stove, Dishwasher, A/C, Blinds and curtain rods, 2 Sheds, Washer & Dryer

This is a perfect home for those looking to start out or downsize. With 3 bedrooms and one bath on a single level this home is low maintenance and easy to get around. There's lots of room to build a garage on this lot at just over 8000 sq/ft. Near downtown and schools everything is walking distance.