



1010 20 Avenue  
Coaldale, Alberta

MLS # A2296460



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

This just over 1,100 sq. ft. bungalow is full of potential and ready for your vision. With great bones and a functional layout, it's the perfect opportunity for renovators, investors, or buyers looking to create their dream home. The main floor offers a solid foundation to build on, while the wide open basement provides a blank canvas for future development—design it exactly how you want. Major updates have already been taken care of, including the roof, furnace, and hot water tank, all replaced in 2010. Situated on a large lot, the backyard offers plenty of space with room to build a garage or create your ideal outdoor space.