



1508 19 Avenue  
Coaldale, Alberta

MLS # A2297194



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	691 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

**Heating:** Central, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** Fridge, stove, washer, dryer

Charming 2-bedroom, 1-bath home, perfect for first-time buyers or investors. Situated on a spacious 50' x 140' lot, this property features a large, fully fenced yard with no rear neighbors, offering added privacy and space to enjoy.