



**2109 18 Street
Coaldale, Alberta**

MLS # A2297498



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

Inclusions: All chattels as is

This 2 + 2 bedroom bungalow sits on an impressive 7000 sq. ft. lot, with spacious back and front yard that offers plenty of room for outdoor enjoyment, parking and the double heated garage. The main level features lots of natural light and comfortable living and dining areas with roll shutters on the front and maple tree kitchen cabinet. The basement features a functional layout and adds additional living space, along with good storage options. Another stand-out feature is the large 26 x 26 double detached heated garage, equipped with a high - quality heater ideal for projects or extra storage. The house has a concrete side driveway and additional parking space off the alley. Conveniently located close to community facilities, schools and across from Coaldale Mennonite Brethren Church. Shingles were replaced approximately 5 or 6 years ago. Installed underground sprinklers approximately 3 years ago and an apple tree. There is a single vehicle door at the back but we believe it is framed for a possible wider door. We believe hot water tank was replaced in 2022.