



**2235 23 Avenue
Coaldale, Alberta**

MLS # A2297734



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	996 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Well maintained 4 level split in Coaldale .This solid home features numerous updates including newer windows, upgraded flooring, a refreshed kitchen, and a newer roof. Functional layout with multiple living spaces perfect for families or entertaining. Situated on a corner lot with back lane access, offering excellent potential to build a future shop or garage. Located close to schools, parks, and amenities. Move in ready with great long term value!