



927 20 A Avenue  
Coaldale, Alberta

MLS # A2299686

**\$399,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This Coaldale bungalow offers the kind of foundation buyers look for with solid construction, a functional layout, and key updates already in place. The main floor features two bedrooms plus a den, while the lower level adds two additional bedrooms and a large family room, creating flexible space for families, guests, or hobbies. Important improvements have been completed over time, including most windows updated to vinyl, a newer roof, and updates to the main bathroom allowing you to focus on cosmetic upgrades at your own pace. The spacious kitchen provides plenty of room to work with, offering both everyday functionality and the potential to refresh into a more modern space. An attached double garage adds convenience and value. this is a great property with strong fundamentals and the opportunity to make it your own.