



**2309 21st Street
Coaldale, Alberta**

MLS # A2299837



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RESIDENTIAL
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A rare find with excellent revenue potential, this home features an illegal suite with a separate entrance, making it an ideal opportunity for investors or first time home buyers looking to offset their mortgage. Recent updates include a new roof, new furnace, and new vinyl plank flooring. Conveniently located close to schools and just minutes from Main Street, you'll enjoy easy access to shopping, amenities, and everyday essentials. This property offers a great combination of comfort, convenience, and investment potential.