



**1607 23 Avenue
Coaldale, Alberta**

MLS # A2300088



\$369,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,571 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: None

Features: Kitchen Island, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: N/A

Need more space, offstreet parking, large yard, great location, and all at an affordable price? Your hunt has ended! 1607-23rd Ave in Coaldale is the perfect starter home for your brood! Recent renos include newer windows, siding, roof, electrical, plumbing, kitchen cabinets, appliances, and quartz countertops throughout. The upper level features 3 spacious bedrooms all with walk in closets, a gorgeous 4 piece bathroom accessible from either the primary bedroom or the hallway, and a sweet little flex room for work or play! The front concrete driveway is massive with room for all your toys and vehicles, and don't overlook the detached garage for tools, projects, etc. The back yard is huge, and fully fenced to keep your kids and critters secure. Add this to the top of your viewing list.