



**1015 19 Avenue
Coaldale, Alberta**

MLS # A2302511



\$464,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	983 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover this inviting Coaldale residence, ideally situated in a quiet neighborhood. This home has undergone significant enhancements within the past year, offering a refreshed living experience. Updates include a newly appointed kitchen, contemporary flooring throughout, and updated siding on the front exterior, contributing to its curb appeal. The main level features two comfortable bedrooms, complemented by an additional bedroom in the lower level. The basement also presents a versatile flex room, adaptable to various needs such as a recreation area, home gym, dedicated office space, or customized to suit your lifestyle. Outdoor living is enhanced by a spacious deck located at the rear of the property, providing an excellent setting for relaxation or entertaining. The convenience of a two-car detached garage is a notable asset, and the property benefits from a generous lot size within Coaldale, offering ample outdoor space.