



**1210 19B Avenue  
Coaldale, Alberta**

**MLS # A2304136**



**\$309,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport, Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window covering, garage door opener and control, living room cabinets, bedroom cabinets (2), living room furnishings, dining room table & chairs

Charming and move-in ready, this inviting raised bungalow is the perfect fit for a single buyer or young couple just starting out. Offering 803 sq. ft. of comfortable living space, this home has seen numerous upgrades in recent years, including PVC windows, a beautifully updated maple kitchen, high-efficiency furnace, newer hot water tank, upgraded electrical service, and all new blinds. Additional features include central air conditioning for year-round comfort. The main floor offers a bright dining area overlooking the front streetscape, creating a warm and welcoming atmosphere. The fully developed basement provides added living space with a family room, bedroom, cold room, laundry area, and a convenient 2-piece bathroom. Outside, you’ll appreciate the ample parking options with a long driveway, drive-through carport, and a super single detached garage complete with an additional workshop area and rear lane access. The large lot offers plenty of backyard space—ideal for gardening, kids to play, or even RV parking. All appliances are included, making this an excellent turnkey opportunity. Affordable, well-maintained, and ready for immediate possession—this delightful starter home is ready for its new owner today!