



**1709 21 A Street
Coaldale, Alberta**

MLS # A2127281



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,137 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Parking Pad, Rear Drive		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Garden, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage, Vinyl Windows		

Inclusions: N/A

Are you looking for small town living but want all the amenities of the city? Coaldale could be your answer. Come check out this illegally suited 4 bedroom, 2 1/2 bathroom property with many upgrades including flooring, and landscaping. This awesome property boasts three large living areas with one being in the common area. A dream garage awaits you with tall ceilings and boasting 26' x 24' size, it also has its own electrical box and natural gas is run to the outside of the garage. The suite has its own kitchen, living room, large bedroom and bathroom. So whether you are looking for a fantastic single family home or a revenue earning property, this might be the place you have been waiting for, Contact your favourite agent today to view.