



GRASSROOTS
REALTY GROUP

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2214 24 Avenue
Coaldale, Alberta

MLS # A2142750



\$336,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway, On Street, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Many Trees, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Veneer, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: n/a

Bungalow with attached garage and carport in an excellent residential area. A great opportunity to modernize and enhance to your taste. From your covered back deck, you can enjoy the mature treed yard, with apple, choke cherry and maple trees. There's even an R.V. parking gate off the lane! Only couple blocks from Land O'Lakes golf course. Roof re-surfaced 2018. Modern electrical panel.