



**2812 23 Street
Coaldale, Alberta**

MLS # A2151724



\$690,000

Division:	Coaldale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: HOT TUB

This is great opportunity to move to the growing community of Coaldale and live on a golf course ! This 2 - storey home is Located in the popular neighbourhood of Cottonwood backing onto Land-O-Lakes golf course. It has 5 bedrooms and 3 bathrooms. The front entrance is bright and welcoming and there is the perfect space for a home office or music room. This home has so much to offer for a growing family . Its fully developed and the yard is perfect for hosting parties and entertaining. This home has only had one owner and very well maintained