



**2007 15 Street  
Coaldale, Alberta**

**MLS # A2165698**



**\$375,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, ac, basement fridge, dining room and kitchen curtains, microwave, kitchen table top

Call the movers and bring the whole family! With 6 bedrooms, an additional office or hobby room, 3 full bathrooms, TRIPLE CAR garage, trailer parking and over 3000 sqft of finished living space, you will have the room for everyone! Updates include the kitchen, garage, roof/siding, air conditioning, some flooring, and most windows. The main floor is bright, expansive, and offers three large bedrooms, a massive family room addition, as well as two full baths. The gorgeously updated kitchen overlooks your gleaming hardwood floors and dining space big enough to fit the entire extended family for all your gatherings, entertaining and holidays. The basement is complete with an additional three massive bedrooms, a full bath and more living space. The potential and options are endless! The current owners have lovingly cared for this property for 30 years, and now it is time for the next family put their touches on and make it their own! Call your favorite REALTOR today to book your own private showing.