



2236 18 Avenue
Coaldale, Alberta

MLS # A2170230



\$332,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Secluded		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Any secured shelving, Firepit

Modern condo with attached garage and personal fenced backyard. 3 bedrooms and 2 full bathrooms on the top floor, plus a 2 piece washroom by the garage entrance. Kitchen has ample cabinets, pantry, stainless steel appliances and granite countertops. Master bedroom has a full ensuite with tile flooring, and a walk-in closet with its own window for natural light. There is room for further development of another bedroom and bathroom downstairs, with a large window and roughed in plumbing. Close to the new Prairie Winds Secondary School and a short 15 minute commute to Lethbridge.