



GRASSROOTS
REALTY GROUP

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1716 18 Avenue
Coaldale, Alberta

MLS # A2172735



\$310,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,513 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, Low Maintenance Landscape, Interi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RESIDENTIAL R-1A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry		

Inclusions: Raised Garden Beds

Discover this beautiful 1,512 sq. ft. home, perfect for families seeking comfort and space. The open, bright interior features ample natural light, creating an inviting atmosphere. A standout feature is the large 27'x27' heated and insulated garage, ideal for vehicles and hobbies. The property boasts a long driveway with plenty of room for recreational equipment and a 50 amp RV plug, making it perfect for outdoor enthusiasts. Step outside to the expansive deck, designed for entertaining friends and family during warm summer nights. With lots of parking available and raised garden beds for gardening enthusiasts, this home offers everything you need for a balanced lifestyle. Located in the desirable Coaldale area, this property is a rare find. Don't miss your chance to make it yours, contact your favorite real estate agent to book a viewing!