



**2111 16 Avenue
Coaldale, Alberta**

MLS # A2181681



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	941 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: 1 Fridge (upstairs fridge belongs to the tenants), 2 Stoves, 2 Washers, 2 Dryer, 1 Dishwasher, AC, All window coverings except for tenants

Located across from the Birds of Prey Centre, this 2-bedroom up, 2-bedroom down property offers endless possibilities. The main-floor suite features vaulted ceilings, large windows, and stunning views, while the basement suite (illegal) includes a separate entrance and in-suite laundry. Recent updates: roof, furnace, and hot water tank (all within 6 years). With tenants leaving at the end of the year, you can convert it to a single-family home, live up/rent down, or use it as a revenue property. Great value in a prime location—call your REALTOR® to view!