



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1003 Spruce Woods Estates Drive  
Coaldale, Alberta**

**MLS # A2186842**



**\$549,900**

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**Division:** NONE

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**Lot Size:** 3.24 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** RESI

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**Water:** -

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**Sewer:** -

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**Utilities:** -

Here's your chance to own 3.24 acres in Coaldale! This vacant lot is 472 feet by 299 feet and fully serviced to the property line &mdash; except sewer. Located within town of Coaldale limits, this home is perfect for those looking to build their dream home near town.