



**1002 20 Avenue
Coaldale, Alberta**

MLS # A2192420



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Brick, Wood Siding

Foundation: Poured Concrete

Features: Pantry, See Remarks, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, All window coverings, A/C Unit, Garage Door Opener and remote

Welcome to 1002 20th Avenue, a charming residence nestled in the heart of Coaldale. This delightful home boasts an inviting floor plan, perfect for both family living and entertaining. With spacious living areas, an abundance of natural light, and modern finishes, you'll feel right at home from the moment you step inside. The kitchen features ample cabinetry, and a cozy dining space that flows seamlessly into the living room. Enjoy the convenience of three well-appointed bedrooms, ideal for rest and relaxation. Step outside to discover a generous backyard, perfect for summer barbecues, gardening, or simply unwinding in your own private oasis. Located in a friendly neighborhood, you're just a short distance from local amenities, parks, and schools, making this an ideal spot for families. Don't miss your chance to own this gem in Coaldale! Schedule your private showing today and envision your future in this beautiful home.