



**2605 20 Street
Coaldale, Alberta**

MLS # A2193620



\$859,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,523 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	3.02 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	residential
Utilities:	-

Inclusions: N/A

Country charm in town. This 3 Acre property boasts a 5 bedroom home with an attached double garage (23'x23') and a heated insulated workshop(24'x36'). The front door entry takes you into an inviting, bright, entrance hall. The combined living/dining room has beautiful parquet flooring, a large bay window & patio doors that open onto the covered deck (32'x12') at the rear of the property. The large eat-in kitchen is the place your family will head when they come home and features lots of cabinets & counter space. The walk-out basement is fully finished.A large gravelled area in front of the garage and shop provides lots of extra space for parking. The generous lawned yard has lots of mature trees, with underground sprinklers & plenty of room to plant a garden, if you have a green thumb! Property is supplied with SMRID domestic water & has a concrete cistern for drinking water. Sewer is by septic tank in field.