



**2214 19 Street  
Coaldale, Alberta**

**MLS # A2194051**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Fridge, Stove, Washer, Dryer, OTR Microwave, Blinds, front and back underground sprinklers.

Welcome to this charming bungalow in Coaldale! This bright and inviting home features a spacious living room that seamlessly flows into the kitchen and dining area, creating an ideal space for everyday living. The updated kitchen boasts crisp white cabinets, a stylish subway tile backsplash, and new flooring—finishes that complement any décor. Down the hall, you’ll find two comfortable bedrooms, a full bathroom, and a convenient main-floor laundry room. The fully developed basement offers a large family room, a third bedroom, a bathroom with a shower, and plenty of storage, including cold storage. Situated on a generous lot, the property features a huge backyard with mature trees, perfect for outdoor enjoyment. Don’t worry about chasing a sprinkler around that giant back yard all weekend, this home has underground sprinklers front and back! Completing the home is a single attached garage, attached carport and an extended driveway adding both convenience and functionality. Don’t miss this fantastic opportunity to own a beautifully updated home in a great location!