



**2209 19 Street
Coaldale, Alberta**

MLS # A2200139



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: Underground Sprinklers

This beautiful, big home that's been so well cared for over the years is now ready for a new family! It features not one, but two garages with a single attached garage and a double detached and insulated garage in the back! The front entryway features a private space to greet your guests while the living room has high ceilings to appreciate the bright and open main living area. Formal dining is just off of the kitchen and also leads to the back deck. Your kitchen has ton's of cupboard space, an island and pantry and also features a dining nook. Lot's of bonus space upstairs with the extra family room with cozy fireplace. The primary bedroom has an ensuite and walk in closet and you also get Main Floor Laundry! A second bedroom upstairs can be used as an office too. Downstairs you have 2 more big bedrooms, lot's of storage space, and a covered walk out to the back yard! The rec room is massive with space for a pool table and includes another fireplace. Located on a quiet street with mature trees, it's nearby all of the best amenities and close to schools and shopping! This is an excellent option for families that need some extra space and appreciate the flexibility of having 2 garages!