



**2107 20 Street
Coaldale, Alberta**

MLS # A2206323



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	692 sq.ft.	Age:	1964 (61 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

This beautifully renovated Coaldale bungalow home offers two bedrooms, two bathrooms, and plenty of convenient features all on a fenced corner lot boasting a rear deck, firepit, and double detached garage. Upgrades include an ICF foundation, extra insulation, fresh roofing and siding, windows and doors, and a new basement complete with updated hot water tank. Throughout the main floor, a modern colour scheme, newer appliances, and tons of natural light give the space a restful atmosphere. The kitchen features a pantry, plenty of cupboard storage, and space enough for a small dining table. One bedroom and a full four-piece bath can be found on the main floor, while another bedroom with a walk-in closet and nearby three-piece bath on the lower level make an ideal layout for setting up a guest suite or home office. Also on the lower level, a storage room, stacked washer and dryer, and a large rec room provide a perfect space for hosting or relaxing solo. Outside, a rear deck leads out onto a private fenced backyard with a detached double garage which opens into the back lane. If a renovated bungalow on a gorgeous corner lot with parks and playgrounds nearby sounds like the place for you, give your REALTOR® a call and book a showing today!