



**1706 22 Avenue
Coaldale, Alberta**

MLS # A2206619



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1940 (85 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, gas stove, dishwasher, washer, dryer, microwave, central air conditioner, window coverings, shed

A perfect starter home in Coaldale! We know these homes are hard to come by so don't hesitate - this fully finished bungalow is situated on a large lot with off-street parking, shed for outdoor storage options and even a separate entrance to the basement! The main floor has an open living, kitchen and dining area and 3 bedrooms upstairs that share a 4 piece bathroom and a mudroom with custom built-ins! The basement has a cozy living room, fourth bedroom (currently used as the primary bedroom), 4 piece bathroom with jetted tub and laundry room with storage! There is a well sized deck out back and a huge yard - landscaped with both sod and gravel, easy to personalize!