



**GRASSROOTS**  
REALTY GROUP

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**2108 20 Street**  
**Coaldale, Alberta**

**MLS # A2207661**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	No
<b>Foundation:</b>	Block, Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Two freezers in Basement

Here is a great opportunity to own this huge property on over a quarter of an acre!! It has an oversized 720 sq ft double heated garage and a great 840 sq ft meatal Quonset out back off the ally with 12 foot double sliding doors, plus there is a wonderful 3 bedroom and one full bathroom house too! When you walk in to the open concept living room and kitchen, with lots of windows and brand new laminate floors with fresh paint, it feels comfortable and ready to move in. There is a great addition giving you a perfect family room with gas fireplace and plenty of windows to bring in the south exposure, 3 main floor bedrooms and a full 4 pc bathroom complete the home. Located just across the street from John Davidson school and a couple blocks from the main shopping district in Coaldale this property has great potential for business and family. Come take a look today!!