



GRASSROOTS
REALTY GROUP

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**2216 22 Avenue
Coaldale, Alberta**

MLS # A2212054



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	702 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

This home is perfect for first time home buyers or investors. There is 100 amp service, front driveway with a yard that is perfect for pets and kids to play in. There is plenty of off street parking front and back. There is a garage that is exceptionally hard to find, it is 22' x 36' and heated. It will hold at least 4 vehicles. Call your favorite realtor today to view.