

**1011 Summer Street
Coaldale, Alberta**

MLS # A2243772



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, U		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	Crawl Space, None	LLD:	-
Exterior:	Concrete	Zoning:	R-3 Manufactured Home Par
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Electric Stove, Over-the-range Microwave Oven, Upright Freezer (in addition), 4 dining room chairs, under sink kitchen HWT booster, Ceiling Fans, Weather Station, Underground Sprinklers, Workbench in Garage, Garage door opener(s), desk and filing cabinet in addition, Back-up generator, Back-up generator fuel can, White Garage Cabinets, Primary bedroom TV, Back-up Generator electrical panel, bird feeder, 4x8 shed.

Are you looking for an affordable home in a great location? Consider this 2010, custom built, RTM home, on a concrete foundation, in Coaldale, AB. Coaldale is a growing community with almost all amenities and for everything else, Lethbridge is a short 20 min drive away. This home is backing onto the pond at the Seasons Manufactured Home Park, in Coaldale. A tranquil and peaceful neighbourhood that is far enough from traffic and highway noise, that it feels like living in the country. Approaching the property you will notice the large 16 ft by 24 ft single car garage, beautifully landscaped yard, featuring underground sprinklers, and off street parking for 3 vehicles. Coming up the black brick walk-way you will notice the attention to detail and the deluxe exterior finishings on this custom home. A few steps up and explore the spacious entry with built in cabinets, skylights, and an upright freezer. A short walk through the entry and you will see the open walking paths and the pond that give this home the feel of countryside/cabin-at-the-lake living. Step out onto the back patio and enjoy the well kept back yard, also with underground sprinklers, and semi-mature trees and shrubs. Back inside the entry, explore the kitchen, dining room, and living room and enjoy the vaulted ceilings, built-in electric fireplace, built-in storage and built-in TV. The well appointed kitchen features 4 appliances, plenty of cabinets, an under sink hot water booster, and a skylight above, to provide extra lighting. The living room also has plenty of windows that let in a generous amount of natural lighting. Imagine making memories with family, friends, and guests here, with this home as a backdrop. Around the corner from the kitchen is the broom closet with power to plug in cordless cleaning devices. Exploring the home further reveals a second bedroom suitable as an office/project/guest/baby room. A little

further is the 4 piece bathroom with a 30in x 60in jetted whirlpool tub. Finishing off the floor plan is the large master bedroom, featuring a large vanity with sink, built-in cabinets, built-in closet storage, stacked washer and dryer, and back-up generator control unit. The back-up generator is included, and a small backyard storage shed. Come and see this home that feels so much like a cabin at the lake right here in Coaldale! It won't last long!