

**2306 19 Street
Coaldale, Alberta**

MLS # A2245705



\$230,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,035 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport, Concrete Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Electric Stove (As Is), Washer, Dryer and Dishwasher.

Are you looking for an affordable home? Take a closer look at this 2 bedroom, 1 bathroom, bungalow on a large town lot, in a great location! Coaldale is a growing, desirable community with that "Small Town Feel". This property located is on a quiet street with mature trees. Stepping inside the roomy entry there are 2 good size bedrooms off to the right, one with a walk-in closet the other with a closet and plenty of storage. The eat-in kitchen features plenty of cabinets, a new dishwasher and is semi-open to the good size living room. The 4 pc main bathroom guest entry and main floor laundry finish off this bungalow nicely. This property also features a carport, concrete off street parking, semi-private front yard, alley access to the back yard, which has cherries, strawberries, a garden spot, plenty of green space and room for a future garage. With a little TLC this home could be your next Home Sweet Home! Come and see it today! It won't last long.