

**2012 18 Avenue
Coaldale, Alberta****MLS # A2248678****\$249,000**

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|------------------|---------------------------------------|---------------|---|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,326 sq.ft. | Age: | - |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Corner Lot, Irregular Lot, Landscaped | | |

Heating: Forced Air**Floors:** Laminate**Roof:** Metal**Basement:** Crawl Space**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R2**Utilities:** -**Inclusions:** Fridge, stove, dishwasher, washer, dryer "All As Is" 2 sheds

1326 sq' 2 bedroom 2 bathroom home on large lot. Nursery can be 3rd bedroom (no closet), laundry in large ensuite bathroom, deck off kitchen and access to large yard. Good starter or best suited for rental home or future Multi Unit property as lot is zoned R2 Multi unit. New school approx. 3/4 mile away. Home does have 100 amp electrical service and HW tank approx. 10 years old (2015).