

**2012 18 Avenue
Coaldale, Alberta**

MLS # A2248678



\$249,000

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

Water: -

Floors: Laminate

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Vinyl Siding

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

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).