

**4817 Windsor Avenue
Coronation, Alberta**

MLS # A2282112



\$119,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Washer/Dryer, Fridge/Stove, Central Air, Portable Dishwasher (not sure if it works)

Step into this well-maintained 3-bedroom, 1-bathroom home offering comfort, updates, and practical features throughout. Major improvements were completed in 2023, including a new roof, updated windows, and a modern furnace, giving buyers peace of mind for years to come. Central air keeps the home cool in the summer, while the functional layout provides an inviting and easy-to-live-in space. Outside, enjoy a spacious yard with a convenient gas line already installed for your outdoor BBQ setup — perfect for summer evenings and entertaining. The property also includes a double garage, ideal for vehicles, storage, or a workshop. A solid, move-in-ready home with key upgrades already done. A great opportunity for first-time buyers, downsizers, or anyone looking for a dependable property with thoughtful improvements.