



GRASSROOTS
REALTY GROUP

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2128 18 Avenue
Coaldale, Alberta

MLS # A2327570



\$369,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,129 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Carport, Double Garage Detached, Garage Door Opener, Gravel Driveway, H		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: See appliances...plus tv mount(no tv)

Nice bi-level half duplex in Coaldale with a carport out front and a LARGE 26x24 heated detached double garage out back with alley access! Large front porch and HUGE back deck! Main floor features open plan with good size living room, kitchen with updated sink and appliances, and a nice size dining space. There is also a side entrance to the carport. Main floor also has large primary bedroom with ensuite featuring double sinks, make-up prep area, and shower. There is also a door to the large deck out back. With one small wall added, you could easily convert the large primary bedroom back to 2 bedrooms giving you a 4th bedroom if you needed it? Main floor also has another bedroom and another full bathroom with tub/shower combo. Basement is fully developed with HUGE family room space, a large 3rd bedroom, another full bathroom with stand up shower, a laundry/utility room, and even a den/office tucked away through the laundry room. Backyard has that huge deck, good size yard to run, a small fire pit area, and the aforementioned large double garage! Move in and Enjoy!