



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1617 23 Street
Coaldale, Alberta

MLS # A2334830



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	857 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	1
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Refrigerator Gas Stove, Dishwasher, Microwave

Welcome to 1617 23 Street in Coaldale! This charming home is the perfect starter home, featuring a bright open-concept layout, attached garage, and a private backyard. Ideally located across from the Alberta Birds of Prey Nature Centre and close to the new SHIFT Community Recreation Centre. A great home in a fantastic Coaldale location!