



GRASSROOTS
REALTY GROUP

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2211 17 Street
Coaldale, Alberta

MLS # A2335507



\$569,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,441 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating: Boiler, Forced Air

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle, Metal

Basement: Partial

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Fridge, cooktop, wall oven, dishwasher, trash compactor, washer, dryer, window coverings, garage door openers.

This centrally located bungalow in Coaldale is close to schools, parks, and everyday amenities. The main level features a bright and spacious living room with an original fireplace and wood panelling, along with a kitchen and dining area filled with natural light. You'll also find three bedrooms and a full five-piece bathroom on the main floor, plus an attached garage for added convenience. The basement offers plenty of additional living space with a large family room, two bedrooms, a four-piece bathroom, dedicated storage room, and spacious utility room. Situated on a fully landscaped double lot, the property includes underground sprinklers, a garden, and an oversized 29' x 27' detached garage currently set up as a woodshop. With its generous lot, ample parking, and abundance of storage and workspace, this property presents an excellent opportunity for investors or buyers seeking a home with original charm and plenty of potential.