



GRASSROOTS
REALTY GROUP

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1016 20 Avenue
Coaldale, Alberta

MLS # A2350212



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	840 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Opportunity in Coaldale with a Huge Yard! This home offers a practical layout, plenty of outdoor space and an opportunity for a new owner to make it their own. The main floor features two bedrooms, a full bathroom, living room and functional kitchen, while the developed lower level adds a third bedroom, family room and second bathroom. The home has been maintained over the years and important improvements include a newer furnace and hot water tank along with a durable metal roof. Some finishes, including the kitchen, bathrooms and flooring, are ready for updating, creating an opportunity to add your own style over time. Outside is where this property really stands out, with a carport and an exceptionally large fenced yard offering plenty of room for gardening, kids, pets or outdoor living. Conveniently located along 20 Avenue with easy access to Coaldale amenities. A solid option for a first-time buyer, investor or anyone looking for an affordable home with space and future potential.