

**5314 MUNICIPAL ROAD**  
**Coronation, Alberta**

**MLS # A2223635**



# \$390,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Side, Gravel Driveway		
<b>Lot Size:</b>	3.21 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Corners Marked, Dog Run		

<b>Heating:</b>	High Efficiency, Natural Gas, Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, Storage, Wood Windows		

**Inclusions:** 2 SEA CANS, 1 SHED

Welcome to Coronation, this 3.21 acre parcel is situated on the north west side, still within the town limits, north of the hospital. There are two parcels, sold together, one with the house -1.09 acres, beautiful landscaping and shrubbery and second lot with a fully fenced 2.12 acre lot with page wire fencing around numerous trees, comes with the 2 metal sea cans and a garden shed, all are included. . This beautiful home is a 1600 plus sq ft bungalow, with metal roof, wood looking(composite) siding, attached double heated garage and a front deck that has stone and rock accents and the overhanging roof. This custom built 1992(approx) home, has 5 bedrooms, three bathrooms and a den that faces east to watch the sunrise and the beauty that lies outside. It also has a large living room with vaulted ceiling(14ft) and a cozy kitchen with an eating area. Finally there is a separate dinning room just off the kitchen area. The windows in this home are extra large and plentiful, with metal covered exterior and wood interior. These add an abundance of light into the home. The west ones also include a large set of patio doors off the living room onto the large west deck. There has been new vinyl flooring put in throughout the upstairs. Downstairs is the large rumpus room, with newer flooring, 2 comfortable bedrooms, a four piece bathroom, loads of storage in the cold room and the utility room, along with washer and dryer and the heating system that is run by the on demand heater as the house has radiant heat throughout the entire building(both floors). Off the living room is a large 20x20 ft deck plus a 12 x 12ft attached deck facing out towards the west. There is a fenced dog run and plenty of room for those who want a garden. With so much potential and an abundance of space this is a one of a kind home to invest in.