

**2107 19 Street
Coaldale, Alberta**

MLS # A2230356

\$315,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1935 (90 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Washer & Dryer (AS IS), and Children's Playhouse.

A perfect place to start. This freshly renovated 3-bedroom, 1-bathroom home is full of charm and ready for new memories. Step into the large front sunroom—an ideal spot for morning coffee, plants, or a cozy reading nook. Inside, natural light flows through the home, highlighting the brand new kitchen with modern appliances and the updated bathroom. A new hot water tank adds peace of mind, while the single detached garage offers extra storage or workshop space. The spacious, private yard gives you room to relax, garden, or entertain. Whether you're hosting friends or enjoying a quiet night in, this home is a welcoming space to call your own.