

5202 VICTORIA Avenue  
Coronation, Alberta

MLS # A2269911



**\$70,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	710 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Level, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Combination	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Sump Pump(s), Vinyl Windows, Wood Windows		

**Inclusions:** n/a

Cozy home on a corner lot with multiple sheds and a double detached garage, this 710 sq ft single bedroom with a newer window, along with an upgraded four piece bathroom, upgraded kitchen, main floor washer and dryer and has a comfortable living room with newer front window. A set of patio doors off the laundry area goes onto a deck that is surrounded by a windbreak to the west and north side. The interior has had some laminate flooring laid, but will need the rest of the house done. The outside is needing a good paint job, along with the sheds and garage. There is a partial basement that has a newer HE furnace and a newer on demand hot water system. There is a small cold porch to the east side. Shingles were done in approximate 2013 on the house.