

31C, 2311 19 Street
Coaldale, Alberta

MLS # A2271156



\$259,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,188 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | \$ 500 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R1A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: NA

Here is a bright, top-floor corner condo, in a quiet 55+ adult living building. This well-maintained two bedroom, two bath home has an open-concept layout filled with plenty of natural light, with a northeast facing enclosed balcony. This home has a large kitchen, dining area and living room. The master bedroom is large and has a very nice ensuite. This home has in-suite laundry and plenty of storage space. There is a single garage with plenty of room for a vehicle and storage. The building has an elevator, for ease of access, . There is also a common area rec room, with an available guest suite for rent, at an extremely reasonable rate. These units come up seldomly, don't hesitate to come have a look.