



Anne French  
Your REALTOR®  
Love where you live.

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2110 15 Street  
Coaldale, Alberta

MLS # A2203010



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

Welcome to this charming two-bedroom, one-and-a-half-bathroom home nestled on a spacious lot in a fantastic neighbourhood! Situated directly across from R.I. Baker Middle School's expansive green space and only a couple of blocks from the new Coaldale Sports plex, this property offers unparalleled convenience for families and outdoor enthusiasts. Its prime location along the town's parade route ensures you'll never miss a community celebration and will have easy access to additional outdoor and indoor activities for you or your kids! The property features a single detached garage with convenient back alley access, providing ample parking and storage options. Step inside to discover a beautifully renovated kitchen and bathroom, both showcasing modern style and finishes. The main level boasts new flooring throughout, enhancing the home's fresh and inviting atmosphere. Additional living and storage space is found in the basement, offering versatility for your lifestyle needs. Freshly painted walls throughout the home create a bright and welcoming environment. The expansive lot offers endless possibilities for outdoor playing, gardening, or future expansion. This home combines comfort, style, and functionality, making it an ideal choice for those seeking a move-in-ready residence! It would be an ideal choice for those seeking a great revenue property, cozy first home, or perfect place to downsize to! Don't delay, call your REALTOR and book your showing today!!