



GRASSROOTS
REALTY GROUP

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**2209 18 Street
Coaldale, Alberta**

MLS # A2214748



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan		

Inclusions:	N/A
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Tucked away on a quiet street, this charming home is perfect for families of all sizes. Upstairs, you'll find 3 cozy bedrooms and a full bathroom, while the basement offers a 4th bedroom, a second full bathroom, and even the potential to add a 5th bedroom if needed—without sacrificing the spacious recreation room. Enjoy natural sunlight streaming in through the large front window, or sip your morning coffee on the peaceful front veranda. Head to the oversized back deck—ideal for entertaining or simply relaxing after a long day. The generous lot provides endless opportunities—think evening fires under the stars or growing your own garden. Whether you're upsizing, downsizing, or just looking for a fresh start, this home offers comfort, functionality, and plenty of space to make it your own. Hot water tank is 1 year old.