



GRASSROOTS
REALTY GROUP

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1822 10A Street
Coaldale, Alberta

MLS # A2215413



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	none		

Immaculate, Fully Updated Bungalow & Move-In Ready! This beautifully maintained and extensively updated bungalow offering comfort, style, and functionality in every detail. Featuring 5 spacious bedrooms and 3 full bathrooms, this home is ideal for families or those seeking extra space. The main floor showcases a bright, open-concept layout with a modern kitchen equipped with black stainless-steel appliances, island, walk-in pantry, and direct access to the back deck through a sided door with screen. The family room provides a warm, inviting space for gatherings. Two bedrooms are located on the main floor, including a luxurious primary suite complete with a 5-piece ensuite and walk-in closet. All bedrooms are equipped with blackout blinds for added comfort. A second full bathroom completes the main level. Downstairs, the fully finished basement features three additional generously sized bedrooms, each with walk-in closets, a full bathroom, and a spacious laundry area with gas dryer and 220V plug. Outside, enjoy the fully fenced backyard with a fire pit, and gas hookup for BBQ. The double detached garage is heated and includes a 100-amp panel & perfect for projects or additional storage. Additional features include Central A/C (5 years old), Humidifier (5 years old), Hot water tank (7 years old) and well-maintained furnace with ducts cleaned this year. This home truly has it all—modern updates, quality finishes, and a layout built for comfortable living. Don’t miss your chance to own this turnkey property!