



**GRASSROOTS**  
REALTY GROUP

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**2017 17 Street S**  
**Coaldale, Alberta**

**MLS # A2215585**



**\$479,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Standard Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1A

**Utilities:** -

**Inclusions:** Fridge, stove, washer, dryer, window coverings.

Welcome to your next home in the heart of Coaldale! This bungalow offers everything you need and more. Step inside to a spacious living room featuring a bright bay window, flowing seamlessly into the kitchen and dining area, perfect for everyday living or entertaining guests. The main floor offers three generously sized bedrooms, each with double closets, a full four-piece bathroom nearby, and plenty of extra storage space. Head downstairs and discover even more space with a second kitchen (ideal for summer cooking or hosting family events), two additional bedrooms, a flexible dining/games area, a three-piece bathroom, and a cold room tucked under the stairs. You'll also love the cozy basement living room, complete with a wood-burning fireplace and custom built-ins for added charm and functionality. Additional highlights include a heated double attached garage, a large backyard ready for your personal touch, a newer roof, newer hot water tank, and central air conditioning for those warm summer days. Located just steps away from schools, the public library, and Coaldale's newly revitalized downtown area, this home truly has it all. Take a look at the virtual tour and schedule a showing with a Realtor today.