



**GRASSROOTS**  
REALTY GROUP

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**3113 13 Street**  
**Coaldale, Alberta**

**MLS # A2216771**



**\$615,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to your brand new home in the thriving Town of Coaldale! Nestled on a nearly quarter-acre lot along a peaceful street, this property offers a quiet, out-of-town feel while still being just minutes from downtown. Step inside from the spacious double garage into a generous foyer with a closet large enough for your entire shoe collection. The bright and open main floor is filled with natural light, showcasing the beautiful cabinetry and countertops. The expansive dining area is perfect for hosting family gatherings, while the main floor also includes a convenient laundry room, two bedrooms, and two bathrooms—including a lovely primary suite with a private 3-piece ensuite. Downstairs, the fully finished basement offers even more living space with a massive family room, three additional bedrooms, and a full bathroom with built-in cabinetry for added storage. Located in a quiet neighborhood, this home is the perfect blend of space, comfort, and convenience. Don't wait long for this one.