



**GRASSROOTS**  
REALTY GROUP

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**1709 22 Avenue  
Coaldale, Alberta**

**MLS # A2223960**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Private		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

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

A delightful 4 level split in Coaldale - with 4 bedrooms, 2 bathrooms and a spacious, beautifully landscaped backyard your family will love calling this place home! Fully finished with some upgrades, this home offers well sized living spaces, great storage options and a cozy fireplace to top it off! The main floor offers a large living room that connects the dining and kitchen areas. Bay windows in the front bring plentiful natural light into the living space and the dining room steps onto the deck. Heading upstairs there are 2 bedrooms - including the primary as well as a shared 4 piece bathroom. The lower level has a family room, laundry room and 3 piece bathroom, as well as a mudroom that has an exterior door for easy access to the backyard! The basement finishes off with 2 more bedrooms and more storage space! The backyard is a fully finished dream - covered patio off the home with a secondary patio area for a firepit!