



**GRASSROOTS**  
REALTY GROUP

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**1809 22 Avenue  
Coaldale, Alberta**

**MLS # A2224320**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Charming Family Home on a Quiet, Tree-Lined Street in Coaldale! This well maintained 4-bedroom, 2-bathroom home offers space, style, and comfort in a peaceful neighbourhood! Surrounded by mature trees and situated on a quiet street, this property is perfect for families or anyone seeking a calm, welcoming setting. Inside, you'll find rich hardwood floors, central air conditioning, a bright and functional kitchen with ample cabinetry, and a modern stainless steel fridge and dishwasher. The home features two bedrooms upstairs and two more downstairs, including a lower-level bedroom with a private ensuite—ideal for guests or extended family or utilization as the primary bedroom! Enjoy a charming front yard with great curb appeal, a large front parking pad for multiple vehicles, and convenient back alley access—perfect for future garage potential or additional parking. This is a well-rounded home in a fantastic location, close to Kate Andrew's High School, John Davidson school, the Coaldale Bakery, parks, and many other amenities Coaldale has to offer! Don't delay! Call your REALTOR and book your showing today!