



GRASSROOTS
REALTY GROUP

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**4002 Applewood Road
Coaldale, Alberta**

MLS # A2225564



\$319,900

Division:	Coaldale		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Few Trees, Front		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Tankless Hot Water		
Inclusions:	NA		

Price reduced! This home is over 1500 square feet! A great family home. 3 bed, 2 bath. 2 main living spaces. Located in The Seasons. A beautifully developed area. A skylight in the galley kitchen with lots of cabinets and a pantry. You own your own land! Snow removal service is included. Sound resisted drywall and solid core door between living room, kitchen/family room area and the other two bedrooms. Fenced yard for the little ones and a dog run. Parking for two vehicles and a garden shed. New shingles in 2025, A tankless water heater was installed in March 2023. Enjoy getting outside on the walking path and visiting the pond. This home is update, maintained and move in ready. Beautiful area! Don't miss out on this opportunity!