



GRASSROOTS
REALTY GROUP

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1004 20 Avenue
Coaldale, Alberta

MLS # A2225846



\$479,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,047 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Pantry, Separate Entrance, Sump Pump(s)		

Inclusions: N/A

Looking for the perfect spot to spend your summer? Look no further! This 4-bedroom, 2-bathroom home in the heart of Coaldale is ready for new owners. Sitting on a spacious lot, there's plenty of room for outdoor fun, gardening, or entertaining. It also features a detached shop—ideal for hobbies, storage, or even a home gym. Inside, you'll find recent updates like brand-new windows, a new roof, and a beautifully renovated main bathroom. It's move-in ready and full of potential for your family's next chapter.