



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2303 9 Street
Coaldale, Alberta

MLS # A2226514



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,417 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1A
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 2303 9St Coaldale! This beautifully maintained 5-bedroom, 4-level split home nestled in a peaceful and sought-after neighborhood. Offering a smart layout with clean, tasteful updates throughout, this home is perfect for families or anyone looking for a comfortable, stylish living space. Enjoy spacious living areas, a walkout basement for easy indoor-outdoor flow, and a unique split backyard designed for both relaxation and entertaining. The large garage provides ample storage or workspace, and the upgraded Pixel Exterior Lighting adds a modern touch and excellent curb appeal. Located just steps from parks and playgrounds, this home combines convenience with tranquility—ideal for growing families or quiet living. Don't waste any more time and contact your favourite REALTOR® today for a showing!