



GRASSROOTS
REALTY GROUP

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

2218 24 Street
Coaldale, Alberta

MLS # A2227189



\$569,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: window coverings, shelving in garage

Welcome to this spacious and beautifully maintained 4-bedroom bi-level in an ideal location. Just a 5-minute walk from Land-O-Lakes Golf Course and steps away from the Coaldale skatepark which is undergoing a million-dollar renovation. This family-friendly home features 2 bedrooms up and 2 down, offering a flexible layout perfect for growing families or guests. The primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite. With a total of three 4-piece bathrooms, comfort and convenience are built into every level of this home. The walkout basement is a true highlight, complete with a cozy fireplace and a stylish wet bar — perfect for entertaining or relaxing evenings in. The kitchen is finished with quartz countertops and high-quality cabinetry, providing both beauty and function. Enjoy the outdoors with great landscaping, a composite deck, and underground sprinklers to keep everything lush and green. The attached and fully finished 2-car garage adds both practicality and polished appeal. Whether you're an active family or looking for a peaceful location near amenities, this home checks all the boxes.