



**GRASSROOTS**  
REALTY GROUP

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

**1937 Parkside Way  
Coaldale, Alberta**

**MLS # A2233247**



**\$479,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	RESI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan combo

Welcome home to 1937 Parkside Way in Coaldale! This brand new build has everything you'd ever want. In the beautiful town of Coaldale, this bungalow is nice and close to all the amenities Coaldale has to offer. Upon entering, you'll notice how bright this home is. The main level features a laundry hook up, and an office as soon as you open the front door. It also gives you access to the double attached garage. The kitchen is spacious with tons of room for daily cooking and the dining area provides plenty of natural light. The living room also has big windows and lots of room for whatever furniture you want to bring along. The main level also has a 4pc bathroom and two bedrooms. The primary bedroom is complete with a 4pc ensuite. The basement is unfinished so you can make it entirely your own. Don't miss out on this spectacular home &mdash; contact your favourite REALTOR&reg; today!