



**GRASSROOTS**  
REALTY GROUP

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

**1818 10A Street**  
**Coaldale, Alberta**

**MLS # A2239898**



**\$574,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                              |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow                                          |               |                   |
| <b>Size:</b>     | 1,316 sq.ft.                                      | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 5                                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Triple Garage Detached                |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, See Remarks |               |                   |

|                    |                               |                   |   |
|--------------------|-------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate              | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full                          | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Composite Siding, See Remarks | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | - |
| <b>Features:</b>   | See Remarks                   |                   |   |

**Inclusions:** Downstairs fridge, stove, microwave

Don't let this one pass you by !! It starts with a totally re-done modern home from the top to the bottom, and continues with the low maintenance yard, new fences , AC, Stonework, and ends with RV parking in the back, and the huge shop set up for woodworking or whatever your heart desires. Could also add another door for 2 Big drive through doors if that's something your looking for. This home has 5 bedrooms, 2 full baths, beautiful new , well everything .... Windows, kitchen, flooring throughout, sliding barn doors on upstairs bedrooms, brand new bathrooms complete with tilework and sleek vanities, new furnace and hot water, kitchenette downstairs, and laundry both upstairs and downstairs for convenience. The bedrooms downstairs are very large , complete with light fixtures with fans, egress windows, brand new AC, and upstairs has a flex room that could go so many ways...sunroom, office, dining room, the opportunities are endless~ The kitchen has modern appliances for the sleek and modern feel, and when you are done there, you can head out into the yard that is all new. Shrubs, sidewalks, tons of parking, both front and back, beautifully done landscaping stonework for the perfect outdoor space, Underground sprinkler's, and new sod for an amazing ready to go yard and a home that's move in ready !