



**GRASSROOTS**  
REALTY GROUP

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**1104 25 Avenue  
Coaldale, Alberta**

**MLS # A2240110**



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings

Welcome to your next home in the quiet, family-friendly community of Coaldale. It's move-in ready and fully finished—inside and out. The yard is landscaped, fully fenced, and has underground sprinklers to make life easy. As you walk in, you're greeted by a spacious entryway that opens up into a large, comfortable living room. The main floor also features a bright dining area, functional kitchen, access to the rear deck, the master bedroom, a full bathroom, and a second bedroom. Downstairs, there's even more space to enjoy—including a huge rec room, a third bedroom, another full bathroom, laundry room, and a great little spot that would work well as an office or bedroom. You'll also find plenty of storage down here! Over the years, this home has had some solid upgrades and is all set for its next owners. Oh, and don't forget Central AC for these hot summer months! If you're looking for a great place in a great neighbourhood, this one's worth checking out.