



GRASSROOTS
REALTY GROUP

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919 22 Avenue
Coaldale, Alberta

MLS # A2241488



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Log, Wood Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Natural Woodwork, Open Floorplan, Storage		

Inclusions: Fridge, countertop stove, wall oven, hood fan, dishwasher, blinds/window hardware/coverings, wood stove "as is" & Hot Tub "as is" & shed "as is"

Welcome to this truly unique and charming BUNGALOW now available in Coaldale, AB — offering all the coolest cabin vibes without having to leave town! Features 29 X 21 DETACHED GARAGE, RV PARKING -OVER 85 FT. long driveway, large master with en-suite, solid wood throughout and wood burning fireplace. From the moment you step inside, you’ll fall in love with the warm, inviting feel of this home, complete with a cozy fireplace, rustic details, and an open-concept layout perfect for modern living. With 4 spacious bedrooms (3 up) and 3 bathrooms, there’s plenty of room for family, guests, or a home office. The home has a total of 2,569 sq. ft. of fully developed living space, providing space to spread out and relax. Head downstairs and you’ll find a basement full of possibilities with one bedroom, one bathroom, wet bar, sauna and hot tub! Outside, the lush, fully fenced yard offers privacy and mature landscaping, perfect for kids, pets, or simply soaking up the outdoors. A detached double garage rounds out this incredible package. We’re absolutely in love with this one-of-a-kind home… are you?