



GRASSROOTS
REALTY GROUP

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**1618 22A Street
Coaldale, Alberta**

MLS # A2243181



\$574,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,441 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1A
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, OTR, Washer, Dryer, AC

Welcome to 1618 22A! This beautifully maintained 4-bedroom, 3-bathroom home located in a mature and welcoming neighborhood. With numerous updates over the years, this spacious home features generously sized bedrooms, a bright living room, large bonus room, a dedicated laundry room, and excellent storage throughout. The home features two large garages—offers ideal space for vehicles and hobbies! As you step outside to a stunning backyard oasis with multiple areas to relax, entertain, or enjoy the outdoors. Other features included underground sprinklers and just a 5 minute walk to the new Prairie Winds Secondary, a community multi-faceted recreation facility and high school, this home truly has it all! Don't waste any time and call your favourite REALTOR®; today!