



GRASSROOTS
REALTY GROUP

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**2309 22 Avenue
Coaldale, Alberta**

MLS # A2251391



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,041 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Standard Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Fridge, stove, dishwasher, hood fan, microwave, washer, dryer, shed, central air conditioner

Welcome to this exceptionally clean and well-maintained 4-level split in Coaldale — a perfect blend of comfort, space, and lifestyle. This home features newer vinyl windows on the top three levels and a newer roof, offering peace of mind and long-term value. Inside, the layout is bright and functional, ideal for families, professionals, or anyone looking for flexible living space. Across the street, enjoy direct access to a community skate park, while the backyard offers a peaceful escape. Enjoy your own private, treed oasis, complete with an oversized deck that's perfect for BBQs, summer gatherings, or simply soaking up the quiet surroundings. This property also includes a large detached garage — perfect for vehicles, storage, or a workshop setup. This home has everything you need — space, updates, location, and a lifestyle to match. Don't miss your chance to make it yours.