



GRASSROOTS
REALTY GROUP

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2311 11 Street
Coaldale, Alberta

MLS # A2255577



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,537 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, dryer, window coverings, garage door opener + remote, a/c unit

Not your cookie cutter home! Ideally located across from Jenny Emery Elementary School, this unique property offers both comfort and convenience. The main floor features a bright living room, a spacious kitchen with brand-new appliances, and an open dining area overlooking the sunken family room — perfect for gatherings and cozy evenings. Tucked around the corner is the primary suite, along with main-floor laundry and a full bathroom. A second bedroom on this level makes an ideal guest room or home office. The fully finished basement provides even more living space with two additional bedrooms, a large rec room, den, and plenty of storage. Outside, you'll love the landscaped backyard complete with a covered deck, parking pad, and shed. A single attached garage with an upper storage loft adds practicality to this inviting home.