



GRASSROOTS
REALTY GROUP

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**607 Parkside Green
Coaldale, Alberta**

MLS # A2258718



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,515 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, range hood microwave, dishwasher, washer, dryer, hot tub

2018 bungalow in Coaldale with 1,514 sq ft on main, high ceilings, open layout, three bedrooms, and two bathrooms including primary suite with walk-in closet and ensuite. Bright kitchen with modern cabinetry, central island, and ample storage. A super functional mud room/laundry combo on the main. Basement with high ceilings and large windows, partially finished, framed for three more potential bedrooms and roughed-in bathroom, offering room to grow and build equity. Fully fenced low-maintenance backyard perfect for entertaining with hot tub, fire pit, and double detached garage with alley access. Don't miss this opportunity!!! comfort, style, and future potential all in one home. Schedule your showing today!