



GRASSROOTS
REALTY GROUP

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2160 21A Street
Coaldale, Alberta

MLS # A2262045



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,048 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RES1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C Unit.

With over 2,000 sq. ft. of thoughtfully designed living space, this modern home offers five spacious bedrooms, 3.5 bathrooms, and a triple car garage. Step into a grand, welcoming foyer that leads to an expansive open-concept main floor—perfect for both entertaining and everyday living. Please note that the exterior images are architectural renderings and not photos of the actual property. Interior photos are from a previous build and are shown for reference only. Finishes, features, and layout may vary. The main level features a stylish kitchen, generous dining area, and a cozy living room with a fireplace and large windows that flood the space with natural light. The private primary suite includes a 3-piece ensuite, a large walk-in closet, and direct access to the laundry room for ultimate convenience. A 2-piece powder room completes the main floor. Upstairs, two additional bedrooms and a 4-piece bathroom offer a private, comfortable space for family or guests. The fully finished basement adds even more versatility with a spacious rec room, two more bedrooms, a 4-piece bath, and a utility room with plenty of storage. The Interior photos are not current as this property is still under construction.