



GRASSROOTS
REALTY GROUP

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2120 25 Street
Coaldale, Alberta

MLS # A2264405



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,474 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: fridge, stove, refrigerator, washer, dryer, garage door opener

Discover this exceptional bi-level home, nestled in a quiet and welcoming Coaldale community. Beautifully landscaped, the property features a charming walking path along the south side and a backyard designed for both convenience and entertainment. With a double car garage, RV parking, and additional space off the back lane, there's plenty of room for family, friends, and guests. Enjoy the convenience of being just a short stroll from Tim Hortons. Inside, you'll be greeted by a spacious entryway that leads to a home designed for comfort and style. The upper-level master suite is a true retreat, featuring a generous walk-in closet and a luxurious 4-piece ensuite with his-and-her sinks and a jetted tub. From here, take in sweeping views of the expansive main floor. The main level showcases an open-concept layout, perfect for both relaxing and entertaining. The kitchen boasts granite countertops and abundant cabinetry, flowing seamlessly into the dining and living areas. A stunning three-way fireplace adds warmth and elegance, while large windows and skylights fill the space with natural light. Step outside to a covered deck, ideal for hosting gatherings or enjoying quiet evenings outdoors. Two additional spacious bedrooms and a full bathroom complete this level. The fully finished basement expands your living space with a large family room, two additional bedrooms, and another full bathroom. A walkout leads to a bright 3-season room with access to the backyard, offering a perfect space for a hot tub or seasonal enjoyment. Plenty of storage is available under the stairs, keeping the home organized and functional. The backyard is designed for easy maintenance and outdoor fun, featuring RV parking and underground sprinkler lines. This home truly blends style, space, and functionality, making it a standout opportunity in Coaldale.

Don't wait—homes like this move quickly!