



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2302 21A Avenue
Coaldale, Alberta

MLS # A2264582



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	881 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wood Counters		

Inclusions: Fridge x2, Stove, Dishwasher, Washer x2, Dryer, basement Freezer, Basement cabinet, window coverings, shed

Welcome to 2302 21A Avenue — a move-in-ready home that's been lovingly cared for and packed with updates! Featuring 3 bedrooms and 2 bathrooms, this home offers a bright and practical layout with a warm, welcoming feel. Inside you'll find new carpet on the stairs, a gas stove and new fridge in the kitchen, an RO system, newer washer and gas dryer (June 2025), and even a basement fridge and freezer for extra storage. The basement bedroom includes water and drain hookups, perfect for a hobby sink or future kitchenette. Major updates include a new electrical panel (3 years ago), metal roof on the carport, new fencing, hot-tub plug, BBQ gas outlet, sump barrel, and a high-efficiency AC/boiler/furnace system. Outside, enjoy the 56'x195 ft lot with fruit trees, a concrete back patio, powered 12'x21 workshop, shed, and tons of parking front and back. All located on a quiet Coaldale street close to schools and parks — this home offers exceptional space, comfort, and value.