



**GRASSROOTS**  
REALTY GROUP

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**1311 23 Avenue  
Coaldale, Alberta**

**MLS # A2265711**



**\$435,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                    |               |                   |
| <b>Size:</b>     | 1,430 sq.ft.                                                | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 5                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Landscaped         |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Boiler          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | R-1A |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Sump Pump(s)    |                   |      |

**Inclusions:** Garage heater, shed, window coverings, fridge, stove, dishwasher, microwave, washer, dryer, garage door control and 1 remote, all desks and shelving in den

Sprawling Bungalow beside St. Joseph's Elementary School. This spacious bungalow sits on an extra-large lot and offers both an attached single-car garage and a detached double garage — perfect for storage, hobbies, or extra parking. Inside, the main floor features a generous living room, dining area, and kitchen, along with three bedrooms and a full bathroom. Off the dining room, you'll find a sunroom that connects directly to the single garage — ideal for enjoying morning coffee or extending your living space year-round. Downstairs, the basement includes a cozy family room with a built-in bar, two additional bedrooms, a den, full bathroom, laundry area, and a crawlspace for storage. Outside, the yard is beautifully landscaped with mature trees and greenery. A massive concrete veranda provides a great space for outdoor entertaining, and the backyard includes a garden area plus plenty of room to make it your own.