



GRASSROOTS
REALTY GROUP

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

**1408 21 Avenue
Coaldale, Alberta**

MLS # A2279097



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	895 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Microwave Hutch

This 3-bedroom, 1-bathroom detached home is located in Coaldale, set on a 7,000 sq ft lot directly across from a school with green space out front. Over the years, the home has seen a number of thoughtful updates, including new flooring and a new hot water tank in 2022, along with an updated bathroom. The living room features accent wall painting, adding a bit of character to the space, and newer appliances have been added as well. A front deck creates a welcoming spot to enjoy the outdoors. Out back, the yard offers plenty of usable space and includes a detached double garage, ideal for storage, projects, or hobbies. The rear fence has been updated, and the property also offers ample parking, with space for multiple vehicles and flexibility for larger recreational vehicles, depending on use. This home offers a comfortable step into detached home ownership with outdoor space, parking options, and a convenient location. Be sure to review the photos and virtual tour to get a feel for the layout and updates.