



**1408 21 Avenue  
Coaldale, Alberta**

**MLS # A2279097**

**\$310,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	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.