



**2134 21 Avenue
Coaldale, Alberta**

MLS # A2285783



\$318,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,064 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, all window coverings, garage door opener and one remote.

This 1,064 sq ft half-duplex offers true one-level living with 2 bedrooms, 2 bathrooms, and no stairs—an ideal fit for first-time buyers or those looking to downsize. The bright, open layout combines the kitchen, dining, and living areas into one comfortable space, complemented by main-floor laundry and central air conditioning for year-round comfort. The primary bedroom features a convenient 3-piece ensuite, while the home also includes low-maintenance finishes inside and out. A spacious 24' x 24' attached garage and double parking pad provide excellent storage and parking options. With shingles redone around 2019 and a tidy, easy-care yard, this property delivers practical living in a clean, move-in-ready package.