



**2123B 20A Avenue  
Coaldale, Alberta**

**MLS # A2287124**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, shed, air conditioning (as is)

Completely renovated and move-in ready, this fantastic half duplex in Coaldale offers three bedrooms and 1.5 bathrooms with thoughtful updates throughout. Recent improvements include new flooring and fresh paint from top to bottom, newer appliances, newer shingles and siding, updated bathroom vanities, and new laminate kitchen countertops! The seamless layout features a spacious upstairs living room, a bright kitchen with a large pantry, convenient main floor laundry, and sliding patio doors that open onto a generous back deck—perfect for summer evenings. Outside, you’ll appreciate the fully fenced, good-sized backyard complete with a large garden shed for extra storage! Coaldale is such an incredible community to call home - known for its small-town charm, strong sense of community, excellent schools, and convenient access to plentiful amenities while still offering a quieter pace of life. Whether you’re a first-time buyer, downsizing, expanding your investment portfolio, or somewhere in between, this turn-key property is ready to impress. Call your REALTOR® today to book your showing!