



**635 Parkside Green
Coaldale, Alberta**

MLS # A2290566



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,155 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Located in the welcoming community of Coaldale, just 10 minutes outside of Lethbridge, this fully developed bi-level offers the kind of move-in ready living that's becoming harder and harder to find. With a walkout basement, vaulted ceilings, and a bright open layout, this home blends comfort and functionality while still offering the modern finishes today's buyers are looking for. Step inside and you're greeted by a bright living room with soaring vaulted ceilings and a large window overlooking the front yard, filling the space with natural light. A cozy gas fireplace adds warmth and character, creating the perfect spot to relax at the end of the day. Just beyond the living room, the dining area flows seamlessly into the spacious kitchen, stainless steel appliances, and plenty of workspace for cooking or entertaining. From the dining area, step out onto the covered deck, an ideal place to enjoy your morning coffee or unwind in the evening. The main level also features a spacious primary bedroom complete with a walk-in closet and a private ensuite that includes a walk-in shower. A second bedroom and another full four-piece bathroom complete this level, making it a practical layout for families, guests, or a home office. Downstairs, the fully developed walkout basement opens up into a massive rec room that offers incredible flexibility. Whether you're dreaming of a kids' playroom, a man cave, or a dedicated theatre space, this area has the room to make it happen. This level also includes another large bedroom, a four-piece bathroom, and direct walkout access to the backyard. Outside, the backyard provides convenient access to the double car parking pad located at the rear of the property, adding practical off-street parking while still leaving room to enjoy the outdoor space. With modern finishes, a bright open layout, and the added bonus of

a walkout basement, this Coaldale home checks all the right boxes for comfortable, move-in ready living.