



**1012 24 Avenue
Coaldale, Alberta**

MLS # A2293856



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

Welcome to 1012 24 Avenue in Coaldale — a well-maintained one-owner home located in a great neighbourhood close to schools, playgrounds, and walking/biking paths. This fully developed home offers a double attached garage. Inside, the bright living room is filled with natural light, creating a warm and welcoming space to gather. The main floor features two bedrooms, including the primary bedroom with a 3-piece ensuite, as well as a 4-piece main bathroom. The kitchen offers excellent functionality and includes a huge corner pantry, a built-in desk area, and a moveable island with a folding countertop for added workspace and flexibility. Downstairs, the fully finished basement features large windows, creating a bright and comfortable living space. You’ll find a spacious family room with a cozy gas fireplace, two additional bedrooms, a 4-piece bathroom, and a large storage room. The laundry room includes cupboards and space for an additional fridge. The downstairs closet even includes a plug-in and space for a freezer. The exterior offers several great outdoor spaces, including two decks on either side of the home, with the east-facing deck perfect for morning sun. The landscaped backyard features two storage sheds, a cement pad, and a poured concrete patio ideal for a table and chairs, outdoor furniture, or a fire pit. A solid, well-cared-for home in a fantastic location — move-in ready and waiting for its next owners.