



2116 10 Street
Coaldale, Alberta

MLS # A2298278

\$415,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: N/A

Welcome to this charming bi-level detached home in the heart of Coaldale! Offering a single attached garage and a spacious, fully fenced yard, this property is perfect for families, first-time buyers, or investors alike. Enjoy added privacy with no back alley, creating a quieter and more secure outdoor space. Inside, the home features a bright and functional layout full of character, along with a cozy sunroom—perfect for relaxing year-round. The separate basement entrance provides excellent potential for future suite development or multi-generational living. Major updates include a furnace replacement in 2023, offering peace of mind for years to come. Ideally located close to local amenities, this home is just minutes from several schools including elementary, middle, and high school options, as well as faith-based education. Coaldale is home to multiple schools such as Jennie Emery Elementary, R.I. Baker Middle School, and Kate Andrews High School, along with options like Coaldale Christian School. Residents will also appreciate proximity to the Coaldale Health Centre, offering a range of medical services including lab work, outpatient care, and public health programs. For recreation, the nearby Coaldale Sportsplex (home to local hockey and public skating) provides year-round activities for all ages. Located just a short drive from Lethbridge, this home offers the perfect balance of small-town charm with easy access to city conveniences. A wonderful opportunity to own a character home in a growing and family-friendly community!