



**1917 Parkside Point  
Coaldale, Alberta**

**MLS # A2300064**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge

Beautifully maintained and fully developed 2-storey home offering 1,601 sq ft above grade and over 2,400 sq ft of total living space in a quiet, family-friendly location in Coaldale. Backing onto a scenic nature area with a pond, walking paths, and a playground just steps away, this property delivers the lifestyle buyers are looking for. The main floor is bright and open with large windows, a spacious living room with gas fireplace, and a well-designed kitchen featuring stainless steel appliances, a corner pantry, and plenty of prep space. The dining area leads to an elevated east-facing deck, perfect for enjoying morning sunrises and peaceful views. Upstairs includes three bedrooms, a full bathroom, and a generous primary suite complete with a walk-in closet and private ensuite. The fully developed walkout basement adds valuable living space with a large family room, wet bar, and direct access to the landscaped and fenced backyard with patio. Additional features include central air conditioning, underground sprinklers, a heated and insulated double attached garage, and a recently upgraded hot water tank. Move-in ready with a strong combination of space, functionality, and location.