



**2134 21 Avenue
Coaldale, Alberta**

MLS # A2301055



\$329,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,064 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Interior Lot, Lawn, Low Maintenance Landscape, Street		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1A Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, dishwasher, washer, dryer, central A/C, all window coverings, garage door opener, and one garage door remote.

Welcome to easy, low-maintenance living in one of the most desirable small towns in Southern Alberta. This low barrier, 1064 sq ft, half duplex, with a double attached garage, offers privacy, convenience, and comfort. Located in Coaldale, Alberta, a welcoming community, with almost all amenities and that sought after "small town feel". Step inside and discover the open-concept kitchen and living room, with 9 ft ceilings, large window and a large skylight above the kitchen. This thoughtfully laid out bungalow includes 2 generous bedrooms and 2 bathrooms. The private primary suite is complete with a large walk-in closet and 3 pc ensuite with a step in shower. A great place to retreat to at the end of the day. The 2nd bedroom would make a fantastic home office, guest bedroom or home studio. Enjoy the convenience of main-floor living, with no stairs, making this home ideal for anyone retiring, seeking single-level comfort, or those right-sizing their home. At the rear of the home is a large laundry room with plenty of room for storage and a rare, but desirable, double car attached garage. The single bay door garage features an overhead heater, a 16 foot by 8 foot door, and outside, a rear parking pad, for 2 vehicles. Come and see this fantastic home, in a great location, close to shopping, schools, parks and more! It won't last long!