



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2241 21 Avenue
Coaldale, Alberta

MLS # A2122935



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,430 sq.ft.	Age:	1951 (73 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove (s), 2 Sets washer/dryer, dishwasher, microwave, ceiling fan (s), 1 remote for garage detached (none for single attached), central vac, garburator, swing, electric HWT, wood burning stove, 2 sump pumps, sheds (2), greenhouse, camera security system

Welcome to your dream home at 2241 21st Ave in Coaldale AB! This custom-designed residence offers the perfect blend of luxury, functionality, and style! Step inside this meticulously renovated house, where every detail has been carefully curated for modern living. With new electrical throughout, fresh paint, and new flooring, this home exudes its own unique charm. The heart of the home is the kitchen, boasting beautiful oak cabinets and ample space for culinary creativity. Enjoy the convenience of two laundry facilities and revel in the luxury of the primary ensuite, featuring a jetted tub, steam shower, and a spacious walk-in closet. Relax and unwind in the stunning heated and cooled sunroom, ideal for nurturing your plant collection or simply basking in the natural light. Entertain guests in style with the outdoor kitchen (negotiable with the property), complete with water and sewer connections, alongside a 5-person hot tub and a concrete deck for alfresco dining. Situated on a spacious lot, this property offers ample room for outdoor activities and expansion. The mature landscaping provides a scenic backdrop, complementing the lush greenery of the surroundings. But the true standout feature is the massive detached shop, complete with a bathroom, 240v plug for welding or air compressors, ceiling anchors, and security features. This setup is perfect for running a business or pursuing hobbies while conveniently accommodating your everyday living requirements. Additionally, there's an attached single garage providing extra space for your vehicles or storage needs. With ample parking available in both the front and back alley, including enough space for several cars, this property is a mechanic's dream and offers endless possibilities for your lifestyle needs. Don't miss the opportunity to make this beautifully maintained and move-in ready home yours!

Copyright (c) 2024 . Listing data courtesy of Grassroots Realty Group. Information is believed to be reliable but not guaranteed.