



**2154 21A Street  
Coaldale, Alberta**

**MLS # A2130715**



**\$749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,557 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	RESI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Air Conditioning Unit, Garage Door Opener.

The main floor meticulous design features two bedrooms, kitchen, living room, dining area, and laundry room. A unique blend of light wood, stone counters, and matte black fixtures creates a welcoming modern feel throughout. The kitchen is a focal point, featuring a spacious 9-foot quartz countertop, floor-to-ceiling cabinets, stainless steel appliances, and a pantry for added convenience. Additional highlights include a custom built-in fireplace, high ceilings, covered upper and lower decks, and a walkout basemen. The primary bedroom, situated on the main floor, is a retreat in itself, boasting a tray ceiling, large windows, and a luxurious 5-piece ensuite complete with a stone vanity, soaker tub, walk-in closets, and a custom shower with a built-in bench. Downstairs, the fully developed basement offers three bedrooms, a living room, and direct backyard access through a walkout.