



**1967 Parkside Boulevard
Coaldale, Alberta**

MLS # A2134402



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

Inclusions: A/C, Dishwasher, Microwave, Range Hood, Regridgerator, Stove, Washer and Dryer, All window coverings including rods and blinds, Ceiling Fan, Freezer in Garage, Fridge in Basement, Shelving and workbench in Garage, Fire Pit and wood, Garage Door Opener

Discover the perfect blend of comfort and convenience at 1967 Parkside Boulevard, a lovely bi-level home nestled in the picturesque neighborhood of Parkside, within walking distance to the dog park. Coaldale offers many amenities while maintaining small-town charm. The living room is situated at the front of the home, providing a welcoming space for relaxation and entertainment, with large windows and vaulted ceilings creating a bright and inviting atmosphere. The home boasts an abundance of maple cabinets in the kitchen, offering ample storage space for all your needs, while stainless steel appliances add a modern touch. The main floor features two bedrooms and two bathrooms, with the primary bedroom featuring a large walk-in closet and located at the rear of the home. The basement has three bedrooms with large windows due to the bi-level design, two living areas, a small bar space, and the potential for rental income if desired. This feature adds versatility to the property, offering additional living space or income generation, or providing flexibility for a growing family or guests. Parkside Boulevard is lined with mature trees that enhance the curb appeal of the street. The property includes a rear double detached garage with additional parking and a pressure-treated deck with stairs to grade, perfect for outdoor gatherings and relaxation. This charming bi-level home presents a wonderful opportunity for those seeking a cozy and functional living space in a community-rich environment. With its proximity to the dog park and a variety of amenities, 1967 Parkside Boulevard offers a comfortable and inviting lifestyle for its future residents. Schedule a showing today with your realtor to explore the potential of this delightful property!