



**2804 23 Street
Coaldale, Alberta**

MLS # A2149728



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, AC unit, Outdoor kitchen, window coverings, garageheater

Looking for that perfect home in Coaldale? Look no further than 2804 23 Street! This stunning 5-bedroom, 3-bathroom home offers 1,657 square feet of well-designed living space, making it perfect for families and entertaining. The main floor features a bright and open layout, highlighted by a spacious kitchen equipped with modern appliances and ample counter space, ideal for all your cooking needs. The inviting living room includes a beautiful fireplace, creating a cozy atmosphere for gatherings. Additionally, the main floor hosts convenient laundry facilities and a den with a large window, perfect for an office or any additional use. The primary bedroom is a true highlight, featuring a generous 4pc ensuite bathroom and a walk-in closet for added convenience. There is also another bedroom and 4pc bathroom located on the main floor, providing flexibility for guests or family members. The finished basement boasts a large family room, perfect for movie nights and entertainment, along with three more bedrooms that offer plenty of space for everyone. A dedicated storage area and utility room with access to the garage add practicality to the layout. Access the deck from the living room, perfect for enjoying outdoor relaxation and summer BBQs! The backyard is designed for summer enjoyment, complete with an outdoor kitchen area and a beautiful setting that backs onto the Land-O-Lakes Golf & Country Club. This home also features a double attached garage and a spacious parking pad out front, ensuring ample parking for you and your guests. Contact your favourite REALTOR® today!