



**GRASSROOTS**  
REALTY GROUP

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

202, 1940 Parkside Way  
Coaldale, Alberta

MLS # A2161588



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RESIDENTIAL MULTI-UNIT R-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Ready to downsize? Welcome to this charming 55 PLUS townhouse bungalow in Coaldale, AB. This brand new home features a spacious living area, a modern kitchen, and a generous master suite with an ensuite bath. The basement offers a clean slate to design how you would like . A double attached garage provides convenience . Close to amenities, this home is the epitome of comfort and convenience. There are other units and plans available.