



**1968 Parkside Boulevard
Coaldale, Alberta**

MLS # A2179804



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	979 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2
Garage:	On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Standard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, stand up freezer, A/C, window coverings and blinds

Welcome to this charming bi-level home located at 1968 Parkside Blvd in Coaldale. With 979 square feet of thoughtfully designed living space, this property offers a functional layout perfect for families or those looking for comfortable living. The main floor greets you with a bright and spacious living room featuring large windows that fill the space with natural light. The adjoining dining room flows seamlessly into the kitchen, which provides convenient access to the back deck and fully fenced backyard, ideal for entertaining or relaxing outdoors. This level also includes a primary bedroom, an additional bedroom, and a 4-piece bathroom. The lower level expands the living space with a generous family room, a utility and laundry room, two more bedrooms, and an office, offering flexibility for your lifestyle needs. Situated in a prime location, this home is close to all the amenities that Coaldale has to offer, including schools, parks, and shopping. With its comfortable layout and excellent location, this property is ready to welcome its next owners. Contact your favourite REALTOR® today!