



GRASSROOTS
REALTY GROUP

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**2107 11 Street
Coaldale, Alberta**

MLS # A2193622



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Private, See Remarks, Standard Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Laminate Counters, See Remarks, Separate Entrance		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & controls (as is)

Charming 4-Bedroom Bi-Level with Double Detached Garage in a Prime Coaldale Location! Welcome to this delightful 1,060 sq. ft. bi-level home, perfectly situated across from the hospital and just half a block from Jenny Emery School—an ideal location for a growing family. Boasting 4 bedrooms and 2.5 bathrooms, including a 2-piece ensuite off the primary bedroom, this home offers both comfort and practicality. The spacious kitchen provides ample workspace for preparing meals, while the dining nook overlooks the backyard, creating a cozy family dining experience. The lower level features a large family room with sliding patio doors leading to a lower concrete patio, a generous fourth bedroom, and a versatile den/office. A separate basement entry adds to the flexibility and potential of this fine home. Outside, you’ll find ample parking options, including a 24x26 double detached garage / workshop, off-street parking and RV parking. The property has been thoughtfully upgraded with a high-efficiency furnace, central air conditioning, a hot water tank, several PVC windows, Hunter Douglas blinds, and a new roof on the house (garage shingles may need attention soon). The kids will love the backyard playhouse as well as living across from a huge green-space and playground! Don’t miss this fantastic opportunity to step into homeownership at an affordable price! Make your new beginnings here—call your REALTOR®; today!