



**917 19B Avenue
Coaldale, Alberta**

MLS # A2196036



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,193 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Driveway, Enclosed, Parking Pad, RV Access		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Recessed Lighting, Storage, Suspended Ceiling, Vinyl Windows, Wood Windows		

Inclusions: Blinds, AC, Shed.

Welcome to this bright and spacious 5-bedroom, 3-bathroom family home, backing onto green space with a park and kids' play center. The home features three fully finished family rooms for entertaining and relaxation. The beautifully landscaped backyard includes a pergola and newly built deck, perfect for gatherings or quiet evenings. Additional highlights include two fenced RV parking spaces and direct park access for outdoor activities. Modern upgrades like new flooring throughout enhance the home's fresh, inviting feel. This property is ideal for families seeking comfort, space, and nature while staying close to local amenities. Don't miss out!