



**2155 33 Avenue  
Coaldale, Alberta**

**MLS # A2196479**



**\$615,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Underground Sprinklers		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Other

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, garage door opener & controls, central air, underground sprinklers, shed, pool table

Gorgeous 5 Bedroom, Fully Loaded Coaldale Home on a Large Corner Lot! Step inside to an open concept main level designed for modern living and effortless entertaining. The expansive living area features a massive island that beautifully separates the gourmet kitchen from the living and dining spaces, creating a welcoming atmosphere perfect for gatherings. Two well-appointed bedrooms, a full bath, and a conveniently located laundry room complete this level. Upstairs, retreat to a luxurious master suite featuring a spacious walk-in closet and a private ensuite—your personal oasis for relaxation. The finished basement offers additional flexibility with a large family and games area, two extra bedrooms, and another full bath, making it ideal for hosting guests or accommodating a growing family. Additional highlights include elegant granite countertops, efficient underground sprinklers, and central air to keep you comfortable year-round. Discover the perfect blend of style, space, and convenience in this exceptional Coaldale home!